

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

SHOALHAVEN WATER

(A Group of Shoalhaven City Council)

DEVELOPMENT APPLICATION NOTICE

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

Applicant's Name	Meadows of Milton C/o Hawes & Swan Planning	
Applicant's Address	Suite 4, Level 4 35 Buckingham Street Surry Hills NSW 2010	
Development Type	Seniors housing development	
Stage	1, 2 & 3	
House No.	-	267
LOT No.	1	1
DP	780801	737576
Section	-	
Parish	Ulladulla	
Street	Windward Way	
Location/Town	Milton	
File No.	RA17/1001	
Date Completed	23/6/2017, Amended 17/12/2018 and amended 7/11/2019	

- 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, submitted to Shoalhaven Water on: **5/6/2017, 28/11/2018 and 22/10/2019.**

Please note:- Contributions/fees/charges payable will be those applicable at the time of payment and in accordance with Council's then current Management Plan (List of Council's Fees of Charges and Rentals).

- 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.**
- Where conditions stated on this NOTICE under "PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE" are required to be complied with no construction works are to commence without written consent from 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.**

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| <ul style="list-style-type: none"> Documentation/receipts/etc supporting each claim against the conditions/requirements listed in this Notice are to be submitted with this Notice to enable determination by the Water Supply Authority prior to the granting of a Certificate of Compliance. |
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- For further information please contact Shoalhaven Water.**

**STAGE 1 – Construction of 2 storey residential care facility (89 beds),
66 independent living units (Buildings 1 to 20, 32 to 40 and 46 to 49)
and clubhouse (incorporating swimming pool, medical centre,
recreational space and restaurant)**

No	Conditions/Requirements	(Please Initial)	
		Applicant's Certification	S/Water's Confirmation

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE			
1-1	Applicant shall submit in writing to Shoalhaven Water the name and contact details of the certifying authority for matters relating to the issue of a Construction Certificate.		
1-2	<p>Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$364,421.20 (2019/20) is payable for this application and is based on 55.4 ET's.</p> <p>However, Council resolved on 3-9-2013 to allow concession to the calculated loading for all types of developments (MIN13.864).</p> <p>Therefore, a concessional Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$178,921.60 (2019/20) is payable for this application.</p> <p><i>The applicant is advised that after the 30 June 2020 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
1-3	<p>Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$461,980.60 (2019/20) is payable for this application and is based on 55.4 ET's.</p> <p>However, Council resolved on 3-9-2013 to allow concession to the payable amount for all types of developments (MIN13.864).</p> <p>Therefore, a concessional Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$226,820.80 (2019/20) is payable for this application.</p> <p><i>The applicant is advised that after the 30 June 2020 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
1-4	<p>The developer shall prepare water supply and sewer servicing strategies for the overall development. These strategies shall be submitted to Shoalhaven Water for assessment and determination. The developer shall abide by the approved water supply and sewer servicing strategies.</p> <p>No connection to the existing 600mm water trunkmain (located to the south of Windward Way) will be permitted.</p>		

1-5	<p>Subject to condition 1-4, all water supply design plans and specifications for proposed water supply works (which are to be transferred to Council) are to be submitted to and approved by Shoalhaven Water.</p> <p>Works are to be designed 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.</p>		
1-6	<p>Full design plans for proposed new roundabout at Princes Highway showing the location of the water and sewer assets are to be submitted to Shoalhaven Water for review. Any works for the proposed development which impacts upon Shoalhaven Water's assets (eg. unsatisfactory cover over water main, below minimum offset or conflict) shall be rectified at the developer's full expense.</p> <p>All design plans and specifications of proposed works shall be submitted to Shoalhaven Water for assessment and determination.</p>		
1-7	<p>Further to condition to 1-6 above, any proposal/requirement to upgrade Warden Street (west of the Princes Highway) is to be carried out in consultation with Shoalhaven Water in order to maintain access to the critical Sewer Pump Station M4. All designs for any road works are to be carried out in accordance with Shoalhaven Water requirements including (but not limited to) tanker truck manoeuvring to and from the site.</p>		
1-8	<p>The water service and meter for the development shall be sized by a suitably qualified person and is subject to application. Copies of sizing calculations are to be submitted to Shoalhaven Water for assessment & determination.</p>		
1-9	<p>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.</p>		
1-10	<p>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.</p>		

1-11	<p>Subject to condition 1-4 the proposed development may not be able to fully gravitate to Council sewerage scheme, therefore the developer shall have sewage pump station/s (SPS) and sewer rising main/s (SRM) designed to connect into Council's gravity sewer system in the un-named road opposite Warden Road including any junction connection/s and/or gravity sewer main extension/s.</p> <p>The maximum discharge rate for the proposed sewage pump station is to be 2.5 L/sec.</p> <p>The applicant shall consult with Shoalhaven Water with regards to the nominated connection point into Council's system.</p> <p>The developer is to make application to Council in respect of possibly transferring specific sewerage infrastructure to Council. If the developer designs and installs E-One SPSs & SRMs & other infrastructure to Shoalhaven Water's standards and requirements, Shoalhaven Water will consider whether to have them transferred to Council as Council owned assets for maintenance and operation.</p> <p>All power costs will be paid for by the landowner or operator of the development.</p>		
1-12	<p>Written approval shall be obtained from all landowners who are impacted/affected by proposed water supply and/or sewerage infrastructure and/or landowners who are impacted/affected by alteration/s to existing water supply and/or sewerage infrastructure.</p> <p>This includes (but is not limited to) Shoalhaven Water in respect of the newly constructed sewer rising main (SRM) along the eastern boundary of the larger lot. Appropriate clearances are to be achieved over the SRM with respect to the proposed roads should they be located within the easement for drainage of sewage.</p>		

DURING CONSTRUCTION OF WORKS			
1-13	Water reticulation works are to be 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.		
1-14	If required an approved backflow prevention device (as approved by Shoalhaven Water) shall be fitted by the developer, tested and registered with Shoalhaven Water.		
1-15	The developer shall enter into an agreement with Shoalhaven Water and abide by all conditions that may be imposed of any trade waste approval granted in respect of the application.		
1-16	If Council/Shoalhaven Water decide not to accept the sewerage infrastructure then the applicant shall construct sewerage infrastructure to support their development as approved.		

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE			
1-17	<p>If Council accepts the E-One SPSs & SRMs & associated infrastructure, then the developer shall have the nominated E-One SPSs & SRMs & infrastructure transferred to Council after the defects liability period. All documents including warranties, specifications, documentation etc shall be transferred to Council after the defects liability period.</p> <p>All power costs will be paid for by the landowner or operator of the development.</p>		
1-18	<p>Satisfy all conditions, complete this Notice and submit (including lodgement of all documentation/receipts etc) to Shoalhaven Water.</p>		

DURING ALL STAGES			
1-19	All works are to be at the developer's expense.		

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 3547.
- Where direct payment into Council's banking account has been made by the applicant, appropriate details must be provided (eg. 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.**

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

STAGE 2 – Construction of 61 independent living units
(Buildings 20 to 31, 41 to 46 and 51 to 61)

No	Conditions/Requirements	(Please Initial)	
		Applicant's Certification	S/Water's Confirmation

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE			
2-1	Applicant shall submit in writing to Shoalhaven Water the name and contact details of the certifying authority for matters relating to the issue of a Construction Certificate.		
2-2	<p>Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$214,442.80 (2019/20) is payable for this application and is based on 32.6 ET's. However, Council resolved on 3-9-2013 to allow concession to the calculated loading for all types of developments (MIN13.864). Therefore, a concessional Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$107,221.40 (2019/20) is payable for this application. <i>The applicant is advised that after the 30 June 2020 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
2-3	<p>Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$271,851.40 (2019/20) is payable for this application and is based on 32.6 ET's. However, Council resolved on 3-9-2013 to allow concession to the payable amount for all types of developments (MIN13.864). Therefore, a concessional Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$135,925.70 (2019/20) is payable for this application. <i>The applicant is advised that after the 30 June 2020 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
2-4	<p>Written approval shall be obtained from all landowners who are impacted/affected by proposed water supply and/or sewerage infrastructure and/or landowners who are impacted/affected by alteration/s to existing water supply and/or sewerage infrastructure. This includes (but is not limited to) Shoalhaven Water in respect of the newly constructed sewer rising main (SRM) along the eastern boundary of the larger lot. Appropriate clearances are to be achieved over the SRM with respect to the proposed roads should they be located within the easement for drainage of sewage.</p>		

DURING CONSTRUCTION OF WORKS			
2-5	Developer shall provide all necessary water supply and sewerage infrastructure as approved under stage 1 to support stage 2.		

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE			
2-6	Satisfy all conditions, complete this Notice and submit (including lodgement of all documentation/receipts etc) to Shoalhaven Water.		

DURING ALL STAGES			
2-7	All works are to be at the developer's expense.		

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 3547.
- Where direct payment into Council's banking account has been made by the applicant, appropriate details must be provided (eg. 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.**

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

STAGE 3 – Construction of 7 x 3 storey residential flat buildings which contain 133 independent living units

No	Conditions/Requirements	(Please Initial)	
		Applicant's Certification	S/Water's Confirmation

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE			
3-1	Applicant shall submit in writing to Shoalhaven Water the name and contact details of the certifying authority for matters relating to the issue of a Construction Certificate.		
3-2	<p>Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$506,506.00 (2019/20) is payable for this application and is based on 77.0 ET's. However, Council resolved on 3-9-2013 to allow concession to the calculated loading for all types of developments (MIN13.864).</p> <p>Therefore, a concessional Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$253,253.00 (2019/20) is payable for this application.</p> <p><i>The applicant is advised that after the 30 June 2020 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
3-3	<p>Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$642,103.00 (2019/20) is payable for this application and is based on 77.0 ET's. However, Council resolved on 3-9-2013 to allow concession to the payable amount for all types of developments (MIN13.864).</p> <p>Therefore, a concessional Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$321,051.50 (2019/20) is payable for this application.</p> <p><i>The applicant is advised that after the 30 June 2020 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
3-4	Written approval shall be obtained from all landowners who are impacted/affected by proposed water supply and/or sewerage infrastructure and/or landowners who are impacted/affected by alteration/s to existing water supply and/or sewerage infrastructure.		

DURING CONSTRUCTION OF WORKS			
3-5	Developer shall provide all necessary water supply and sewerage infrastructure as approved under stage 1 to support stage 3.		

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE			
3-6	Satisfy all conditions, complete this Notice and submit (including lodgement of all documentation/receipts etc) to Shoalhaven Water.		

DURING ALL STAGES			
3-7	All works are to be at the developer's expense.		

ADVICE TO APPLICANT	
<ul style="list-style-type: none"> 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 3547. Where direct payment into Council's banking account has been made by the applicant, appropriate details must be provided (eg. 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. 	

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)	<input type="text"/>	Applicant's Signature	<input type="text"/>	Date	<input type="text"/>
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Shoalhaven Water acknowledges all conditions/requirements as set out in this Notice have been satisfied.

Council Officer	<input type="text"/>	Date	<input type="text"/>
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