

BYRON SHIRE COUNCIL - MEMORANDUM

MEMO TO: Director Sustainable Environment and Planning

MEMO FROM: Principal Engineer, Systems Planning, Water

SUBJECT: Modified Staged Development in three (3) stages

Development Application: 10.2017.201.1
LOT 6 DP1269369, LOT: 1 DP: 542178, LOT: 227 DP: 755695, LOT: 9 DP:
111821, LOT: 229 DP: 755695, LOT: 1 DP: 1166535: 342 Ewingsdale Road
BYRON BAY

DATE: 30 September 2021

PLANNER: Ivan Holland

FILE NO(s): PR270498, 114330, 114320, 238016, 114350, 241616: 10.2017.201.1

Referral reassessed by: Dean Baulch

Parcel Number	Rates?	Owners	House #	Street Name	Assesment No.	Area (sqm)	ETs
114320	Water OSMS	NSPT Pty Limited		Ewingsdale	352609	201787.29	1.20 W 0
114330	-	NSPT Pty Limited	342	Ewingsdale	352609	216874.64	-
241616	No	NSPT Pty Limited		Ewingsdale	1196005	1580.75	0
114350	Water vacant	NSPT Pty Limited		Ewingsdale	1196013	251020.76	0
238016	-	NSPT Pty Limited		Ewingsdale	1196013	13128.05	-
270498	Water vacant	NSPT Pty Limited	22	Melaleuca	1218619	44518.63	0

Current Situation

Using the current day ET Policy 2018, the existing bulk water, water and sewer entitlements are as follows;

Table 1 - Calculation of Existing Water & Sewer ETs

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
2.3	PN 114320 201787 m ² Pay water + OSMS rates	Lot	1	1.20	0	1.20	0
TOTAL						1.20	0

Note: Properties paying water vacant rates not included in existing entitlements

Therefore, the existing ET entitlement for this property is:

- **1.20 ET** for Water
- **1.20 ET** Bulk Water; and
- **0 ET** for Sewer.

Proposed Development

The application seeks development consent for Subdivision. The subdivision is for 145 residential lots of various sizes. The proposed development will generate the following load:

Table 2 - Calculation of Proposed Development Water & Sewer ETs

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
2.1	Standard Residential Lot	Lot	145	1.00	1.00	145.00	145.00
TOTAL						145.00	145.00

In terms of staging:

STAGE 1:

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
2.1	Standard Residential Lot	Lot	54	1.00	1.00	54.00	54.00
TOTAL						54.00	54.00

STAGE 2:

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
2.1	Standard Residential Lot	Lot	32	1.00	1.00	32.00	32.00
TOTAL						32.00	32.00

STAGE 3:

Ref	Development Type	Standard Unit	Quantity	ET Rate (ET/unit)		ET Load	
				Water	Sewer	Water	Sewer
2.1	Standard Residential Lot	Lot	59	1.00	1.00	59.00	59.00
TOTAL						59.00	59.00

Table 3 - Calculation of Additional Water & Sewer ET Load

	Water	Bulk Water	Sewer
Existing ET Entitlements (Table 1)	1.20	1.20	0.00
Proposed Development ET loading (Table 2)	145.00	145.00	145.00
Additional ET loading	143.80	143.80	145.00

For Staging

	Water	Bulk Water	Sewer
Existing ET Entitlements (Table 1)	1.20	1.20	0.00
Proposed Development ET loading (Stage 1)	54.00	54.00	54.00
Additional ET loading	52.80	52.80	54.00

	Water	Bulk Water	Sewer
Existing ET Entitlements (Table 1)	0	0	0
Proposed Development ET loading (Stage 2)	32.00	32.00	32.00
Additional ET loading	32.00	32.00	32.00

	Water	Bulk Water	Sewer
Existing ET Entitlements (Table 1)	0	0	0
Proposed Development ET loading (Stage 3)	59.00	59.00	59.00
Additional ET loading	59.00	59.00	59.00

Therefore, this development generates an additional load onto Councils Water, Bulk Water and Sewer System

Council requires Payment of Developer Servicing Charges (prior to issue of a subdivision certificate) of:

- **143.80 ET** for Water &
- **143.80 ET** Bulk Water; and
- **145.00 ET** for Sewer.

For staging purposes Council requires Payment of Developer Servicing Charges (prior to issue of a subdivision certificate) of **STAGE 1**:

- **52.80 ET** for Water &
- **52.80 ET** Bulk Water; and
- **54.00 ET** for Sewer.

For staging purposes Council requires Payment of Developer Servicing Charges (prior to issue of a subdivision certificate) of **STAGE 2**:

- **32.00 ET** for Water &
- **32.00 ET** Bulk Water; and
- **32.00 ET** for Sewer.

For staging purposes Council requires Payment of Developer Servicing Charges (prior to issue of a subdivision certificate) of **STAGE 3**:

- **59.00 ET** for Water &
- **59.00 ET** Bulk Water; and
- **59.00 ET** for Sewer.

Conditions required

The following conditions will need to be complied with prior to issue of a Construction Certificate for subdivision works

Engineering Construction Plans

Three (3) copies of engineering construction plans and specifications must accompany the construction certificate application. Such plans are to provide for the following works in accordance with Council's current Design and Construction Manuals and Specifications. The submission of the design plans must be accompanied by Northern Rivers Local Government Design and Construction Manual Design Checklist in accordance with Specification DQS:

Sewerage and Water Mains

An approval is to be obtained under Section 68 of the Local Government Act 1993 to carry out water supply and sewerage works.

Sewerage and water mains are to be extended to service all residential allotments in the subdivision. All Council gravity sewerage mains are to be a minimum 150 mm diameter and water mains are a minimum 100mm diameter.

A water trunk main of 250mm diameter is to be designed to service the development from the 300mm Trunk Main located along Ewingsdale Road linking through to the adjacent development to the east and ultimately connect to the existing 400mm diameter Trunk Main running from Coopers Shoot. No water service tapping will be permitted on ≥ 250 mm diameter trunk mains, all residential service tapping are restricted to water reticulations mains between 100mm diameter and <250 mm in diameter.

Water supply and sewerage works are to comply with, as a minimum, Council's latest Standards and Policies including but not limited to:

- Development Design and Construction Manuals, Northern Rivers Local Government, 2009;
- Development Servicing Plan for Water Supply Services, Byron Shire Council, 2011;
- Development Servicing Plan for Sewerage Services, Byron Shire Council, 2011;
- Fire Flow Design Guidelines, Water Directorate, 2011;
- Water and Sewer Equivalent Tenement Policy 2018, Byron Shire Council;
- Pressure Sewerage Policy (12/014), Byron Shire Council, 2012.
- Private Sewer Pump Station Policy (12/015), Byron Shire Council, 2012.

The following conditions must be complied with prior to commencement of subdivision works

Metered Stand Pipe required

Prior to the commencement of any civil works requiring water from Council water main, a metered Stand Pipe for temporary water supply must be supplied and installed by Council. Contact Council's Infrastructure Services – Utilities department to arrange for this requirement.

Note: Council may impose on-the-spot fines for non-compliance with this condition.

The following conditions must be complied with during construction of subdivision works

Council Specification

All works to be constructed to at least the minimum requirements of the "Northern Rivers Local Government Design and Construction Manual"

- Development Design and Construction Manuals, Northern Rivers Local Government, 2009;
- Development Servicing Plan for Water Supply Services, Byron Shire Council, 2011;
- Development Servicing Plan for Sewerage Services, Byron Shire Council, 2011;

- Fire Flow Design Guidelines, Water Directorate, 2011;
- Water and Sewer Equivalent Tenement Policy (13/005), Byron Shire Council, 2013;
- Pressure Sewerage Policy (12/014), Byron Shire Council, 2012.
- Private Sewer Pump Station Policy (12/015), Byron Shire Council, 2012.

The following conditions must be complied with prior to the issue of a subdivision certificate

Plan of Subdivision

An Administration Sheet (Original plus one (1) copy) and four (4) copies of the plan of subdivision, in accordance with the approved, are to be submitted with the application for a subdivision certificate. The location of all buildings and/or other permanent improvements including fences and internal access driveways/roads must be indicated on 1 of the copies.

Section 88B Instrument

A Section 88B Instrument and one (1) copy are to be submitted with the application for a subdivision certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for:

a) Sewer Easements

The creation of easements for drainage of sewage over all sewage pipelines and structures located within the proposed allotments in accordance with Council's Building Over Pipelines Policy 4.20.

b) Water Supply Easements

The creation of easements for water supply pipelines and structures located within the proposed allotments in accordance with Council's Building Over Pipelines Policy 4.20.

Certificates for engineering works

The submission of all test certificates, owners manuals, warranties and operating instructions for civil works, mechanical and/or electrical plant, together with a certificate from a suitably qualified engineer certifying that all works have been constructed in accordance with the approved plans and Council's current "Northern Rivers Local Government Design and Construction Manuals and Specifications".

Works-As-Executed Plans

Following completion of works and prior to issue of the subdivision certificate, Work-as-Executed Drawings, together with a Work-As-Executed Certification Report, in accordance with Council's requirements are to be submitted to Council. Two categories of Work-as-Executed Drawings are to be submitted to Council, being Amended Design Work-as-Executed Drawings and Summary Work-as-Executed Drawings.

Amended Design Work-as-Executed Drawings, being certified copies of all approved design plans with as constructed departures, deletions and additions clearly noted and detailed on the plans, are to be submitted to Council in the following formats:-

- a) One (1) paper copy at the same scale and format as the approved design plans, but, marked appropriately for as constructed information and with original signatures; and
- b) An electronic copy of above in PDF format and provided to Council on CD, DVD or via email.

Summary Work-as-Executed Drawings are to be prepared on a background plan of lot layout and kerb lines with a set of separate plans for stormwater drainage, sewerage, water supply and site works. The site works drawing/s shall include the 1 in 100 year flood and flood planning level extents and levels, where relevant. Such drawings are to be submitted to Council in the following formats:-

- a) One (1) paper copy of each drawing with original signatures and in accordance with Council's requirements.
- b) Electronic copy of the above in AutoCAD DWG or DXF format and provided to Council on CD, DVD or via email. The AutoCAD (DWG or DXF) files are to be spatially referenced to MGA Zone 56.

- c) Electronic copy of above in PDF format and provided to Council on CD, DVD or via email.

Note: Council's requirements are detailed in Council's adopted engineering specifications, currently the Northern Rivers Local Government Development Design and Construction Manuals, and on Council's website.

CCTV Inspection and Report

A Closed Circuit T.V. ('CCTV') Inspection and Report, certified by a qualified engineer, is to be submitted with the application for a Subdivision Certificate for the following works:

- a) Sewerage Reticulation.

Certificate for services within easements

The submission of a certificate from a registered surveyor certifying that all pipelines, structures, access driveways and/or services are located wholly within the relevant easements.

Water service and meter to be connected to each lot

A water service and water meter must be connected to all residential allotments in the subdivision using an approved backflow prevention device. It is the applicant's responsibility to engage a licensed plumber who shall liaise with council during this process.

Any new water service and meter will be at the applicants cost.

Certificate of Compliance – Water Management Act 2000

Water and sewer services are to be provided to the land in accordance with an approval granted under Section 68 of the Local Government Act 1993.

Payment of developer charges to Byron Shire Council for water supply and sewerage.

A copy of the Certificate of Compliance under Section 307 of the Water Management Act 2000 is to be obtained from Byron Shire Council prior to the issue of a Subdivision Certificate.

Application forms are available from Council's administration building or online at http://www.byron.nsw.gov.au/files/Forms/Section_305_Certificate.pdf to be submitted for a Certificate of Compliance.

Notes

Water payments under the Water Management Act 2000

Charges will be calculated based on the additional water and sewerage load that the proposed development generates, shown in Equivalent Tenements (ET) by the following table:

ADDITIONAL WATER & SEWER LOAD OF DEVELOPMENT **(ET Policy 2018)**

STAGE 1

Water	52.80 ET
Bulk Water	52.80 ET
Sewer	54.00 ET

STAGE 2

Water	32.00 ET
Bulk Water	32.00 ET
Sewer	32.00 ET

STAGE 3

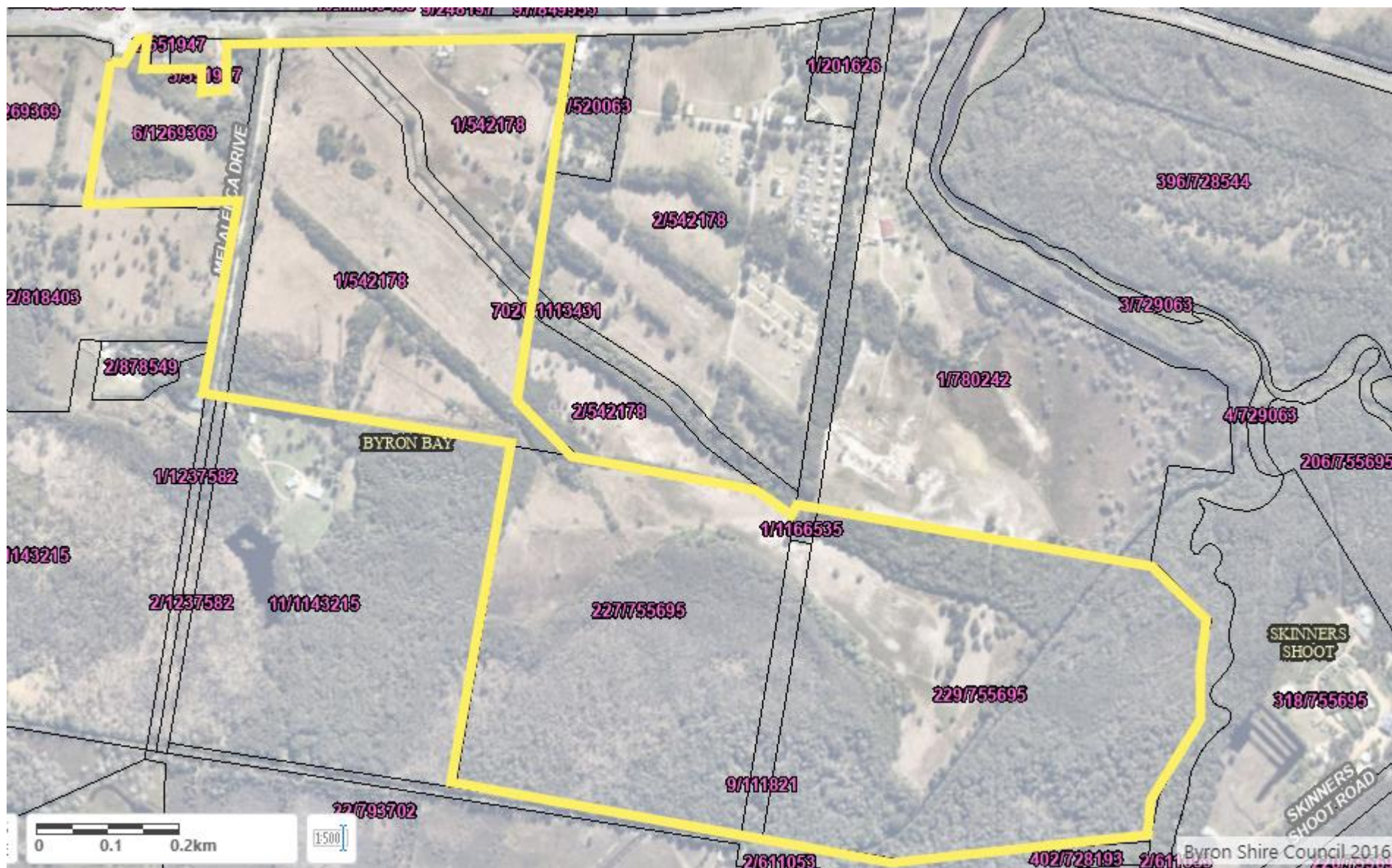
Water	59.00 ET
Bulk Water	59.00 ET
Sewer	59.00 ET

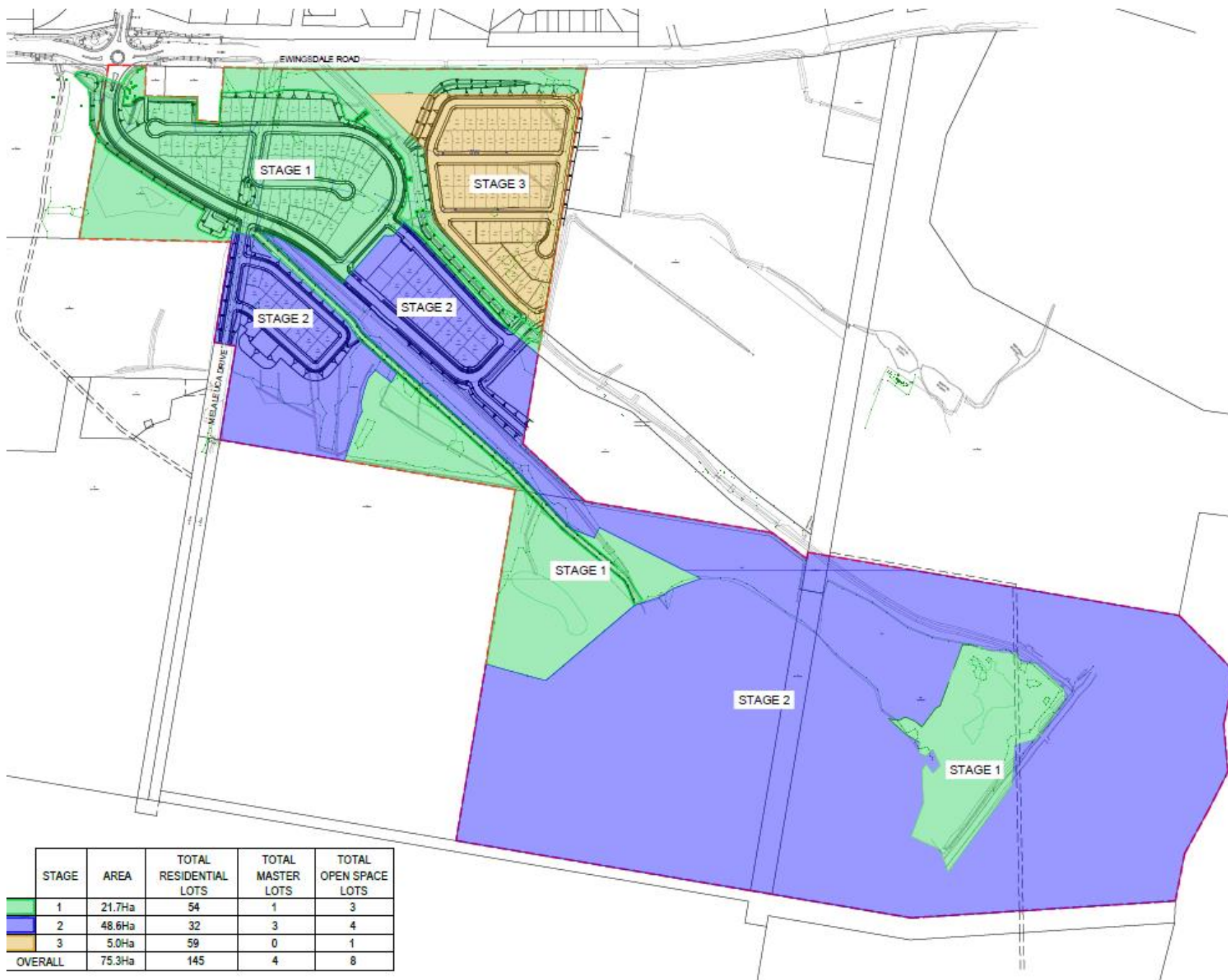
TOTAL

Water	143.80 ET
Bulk Water	143.80 ET
Sewer	145.00 ET

NB: Information regarding Development Servicing charges can be found on the Byron Shire Council website (<http://www.byron.nsw.gov.au/development-contributions-plans-section-94-and-64>). These charges will enable you to calculate the total contribution charges payable when you are ready to pay them. Developer charges will be calculated in accordance with the Development Servicing Plan applicable at the date of payment.

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Dean Baulch
Principal Engineer - Systems Planning, Water





Harvest Estate, West Byon - Lots & Associated Areas								
Stage No.	Lot No.	Area (m2)	Stage No.	Lot No.	Area (m2)	Stage No.	Lot No.	Area (m2)
Stage 1	1	528	Stage 2	55	694	Stage 3	87	680
Stage 1	2	545	Stage 2	56	676	Stage 3	88	450
Stage 1	3	543	Stage 2	57	658	Stage 3	89	450
Stage 1	4	513	Stage 2	58	640	Stage 3	90	450
Stage 1	5	505	Stage 2	59	622	Stage 3	91	450
Stage 1	6	507	Stage 2	60	604	Stage 3	92	450
Stage 1	7	567	Stage 2	61	587	Stage 3	93	450
Stage 1	8	471	Stage 2	62	724	Stage 3	94	450
Stage 1	9	471	Stage 2	63	704	Stage 3	95	450
Stage 1	10	471	Stage 2	64	684	Stage 3	96	538
Stage 1	11	657	Stage 2	65	665	Stage 3	97	506
Stage 1	12	498	Stage 2	66	645	Stage 3	98	450
Stage 1	13	517	Stage 2	67	625	Stage 3	99	450
Stage 1	14	517	Stage 2	68	606	Stage 3	100	450
Stage 1	15	517	Stage 2	69	598	Stage 3	101	450
Stage 1	16	505	Stage 2	70	636	Stage 3	102	450
Stage 1	17	529	Stage 2	71	617	Stage 3	103	450
Stage 1	18	490	Stage 2	72	498	Stage 3	104	450
Stage 1	19	525	Stage 2	73	470	Stage 3	105	450
Stage 1	20	451	Stage 2	74	475	Stage 3	106	450
Stage 1	21	452	Stage 2	75	475	Stage 3	107	505
Stage 1	22	451	Stage 2	76	475	Stage 3	108	603
Stage 1	23	454	Stage 2	77	475	Stage 3	109	450
Stage 1	24	459	Stage 2	78	475	Stage 3	110	450
Stage 1	25	475	Stage 2	79	473	Stage 3	111	450
Stage 1	26	532	Stage 2	80	632	Stage 3	112	450
Stage 1	27	496	Stage 2	81	476	Stage 3	113	450
Stage 1	28	460	Stage 2	82	475	Stage 3	114	450
Stage 1	29	748	Stage 2	83	475	Stage 3	115	450
Stage 1	30	741	Stage 2	84	475	Stage 3	116	450
Stage 1	31	902	Stage 2	85	475	Stage 3	117	642
Stage 1	32	461	Stage 2	86	473	Stage 3	118	485
Stage 1	33	508	Stage 2 Total Area (m2)		18282	Stage 3	119	450
Stage 1	34	651	Stage 2 Total Lots		32	Stage 3	120	450
Stage 1	35	653				Stage 3	121	450
Stage 1	36	451				Stage 3	122	450
Stage 1	37	451				Stage 3	123	450
Stage 1	38	451				Stage 3	124	450
Stage 1	39	457				Stage 3	125	450
Stage 1	40	615				Stage 3	126	450
Stage 1	41	459				Stage 3	127	488
Stage 1	42	633				Stage 3	128	738
Stage 1	43	461				Stage 3	129	551
Stage 1	44	511				Stage 3	130	450
Stage 1	45	577				Stage 3	131	450
Stage 1	46	456				Stage 3	132	450
Stage 1	47	468				Stage 3	133	450
Stage 1	48	486				Stage 3	134	490
Stage 1	49	527				Stage 3	135	651
Stage 1	50	581				Stage 3	136	489
Stage 1	51	460				Stage 3	137	479
Stage 1	52	533				Stage 3	138	475
Stage 1	53	589				Stage 3	139	465
Stage 1	54	478				Stage 3	140	573
Stage 1 Total Area (m2)		28414				Stage 3	141	663
Stage 1 Total Lots		54				Stage 3	142	609
						Stage 3	143	452
						Stage 3	144	495
						Stage 3	145	563
						Stage 3 Total Area (m2)		28790
						Stage 3 Total Lots		59