

Memorandum



To:	Geoff King (Director Communities and Place)
CC:	Graeme Mellor (Manager Water Services)
From:	Tim Bell (Coordinator Assets Water, Sewerage and Drainage)
Subject:	Chelsea Gardens – NSW Planning feedback
Date:	5 April 2022
File Number:	

Background

NSW Planning are assessing the Chelsea Gardens development proposal. Council provided the developer feedback in recent meetings and agreed in principal on a way forward.

NSW Planning dept. have reviewed the proposal and various documentation and wish to confirm Council requirements before final assessment.

Sewer

Modelling results

The sewer network modelling assessment assesses the impact of the development on the sewerage reticulation network. This includes the pits, pipes and pump station infrastructure. The sewer modelling does not include assessment of the Sewage Treatment Plant (STP) capacity.

When the model is run it assumes that there is adequate capacity at the STP, and therefore only assesses the pits and pipes to convey the sewage to the STP.

Moss Vale STP capacity assessment

Council's Integrated Water Cycle Management (IWCM) Strategy and associated Issues and Options Review papers highlighted the need for capacity upgrades (both hydraulic and biological/nutrient loading) at Moss Vale STP to cater for growth in the future. The IWCM is available on Council's website at <https://www.wsc.nsw.gov.au/Council/Strategies-Plans/Integrated-Water-Cycle-Management>.

Moss Vale STP Upgrade

Council has been working on the STP upgrades since 2018, with detailed design of the Moss Vale STP currently underway and scheduled for completion in 2022. The date on the website is incorrect.

Construction is scheduled for completion in 2024/25 financial year at which time it would be available for the developer connection. Timing subject to completion of the design and construction activities as currently planned. Current timing of the STP upgrades is confirmed in the recent Council report, see section 10.1 for details:

<https://www.wsc.nsw.gov.au/files/assets/public/council/meeting-minutes/2022-extrarordinary/wsc-16.2.22-extraordinary-agenda-1.pdf>.

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Water

Bowral to Moss Vale water main (B2MV)

Currently in detailed design phase. Design is due for completion by end of 2022. The date on the website is incorrect. This was the date the design was originally planned for completion but was extended due to various scope changes. Construction is still scheduled to commence in the 2022/23 financial year, with construction expected over 2-3 years.

Moss Vale Short Term Strategy (MVSTS) – Ian Burrows report

This was commissioned in late 2021, due to expected timing of Chelsea Gardens development, and further development of the Southern Highlands Innovation Park (SHIP). With the B2MV water main still in progress a short term strategy was required to ensure adequate water supply for Moss Vale in the next 2-3 years, until that project is completed.

Option 04 from the MVSTS is included in Council's capital works program for 2022/23. Works include construction of new valves to supply more water to Moss Vale, plus modification of treatment plant controls to operate based on Hill Road (Moss Vale) reservoir instead of Bowral. The timing of these works is dependent on completion of design and construction activities which will commence from 1 July 2022. Council will aim for completion as soon as possible within the 22/23 financial year.

Lot numbers and staging of works

As the development evolves, the number of lots per stage may change. Instead of tying works to stages or years, the works shall be tied to the maximum number of serviceable lots, as presented below.

Maximum number of serviceable lots	Works required
176	Connect to existing Hill Road reservoir zone. Supported by previous UWS modelling report.
480	MVSTS Option 04 commissioned Additional 2.2ML reservoir storage required (10ML to be constructed)
960	Stage 1 and/or Stage 2 of B2MV water main* OR construction of new booster pumping station on existing DN375 B2MV trunk main. (Eridge Park location)
961+	Full construction of B2MV water main.

** May no longer be a viable option due to proposed changes to B2MV water main route. If route change implemented (still under investigation) then works required for 960 lots would include – Full construction of B2MV water main (new route) OR new booster pumping station at Eridge Park.*

In Appendix A, Stages 4 and 5 suggested same works required as previous stages. Instead of 'As above' this should have read 'As above, up to 960 lots. Greater than 960 lots require full duplication of B2MV water main.'

Year Column in Appendix A

The Year column in Appendix A should have been removed prior to submission as per Council's request. See attached email confirming removal. Attachment: "FW_ 321196_ Chelsea Gardens Coomungie DA 20_0227_ Draft terms of Agreement re Water & Sewer Infrastructure delivery".

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This column was removed as Council cannot guarantee that works will be completed by certain times due to unforeseen circumstances which may delay projects. Instead, as above, the works required are tied to the number of serviceable lots, not the year of completion.

Number of lots clarification

Council did seek clarification on the number of lots. 1073 as per Appendix A or 1200 as in the development approval. Developer advised that they are seeking concept approval of 1200 lots, although revised staging plans are now indicating a total of 1073 lots. All infrastructure assessments have been assessed on 1200 lots, as long as the number of lots does not increase above 1200, this is acceptable to Council.