

Chris Smith

From: Yeong Suh <yeong@yeongsuhrealestate.com>
Sent: Tuesday, 24 August 2021 12:04 PM
To: Chris Smith
Cc: yeong@yeongsuhrealestate.com
Subject: FW: Re sewer system@216 pacific Hwy Charmhaven NSW

2nd time

From: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Sent: Friday, 20 August 2021 6:03 PM
To: Yeong Suh <yeong@yeongsuhrealestate.com>
Subject: RE: Re sewer system@216 pacific Hwy Charmhaven NSW

Hi Yeong

Thank you for your email and apology for the delay in getting back to you.

As outlined in the current Water and Sewer Development Servicing Plan (DSP), the overall sewer servicing will rely on new gravity sewer into the new regional sewer pump station and convey into the nearest sewer treatment plant in Charmhaven. The key sewer infrastructures (e.g. sewer pump station and rising main) will be delivered by the lead developer in the area. As you mentioned in your email, there is a potential development proposed at 216-234 Pacific Hwy. It is recommended to work with the land owner to prepare the most efficient sewer servicing for development within the area. Please note that conventional sewer servicing (gravity sewer catchment and regional sewer pump station as outlined in the DSP) is the Council preference.

In the event of the DSP infrastructures can not be delivered by development, Council can consider other sewer servicing option for the development at the subject location. However, as discussed previously, a detail sewer servicing strategy will need to be submitted to Council for review and acceptance. It is recommended to engage a qualified hydraulic engineer to perform the analysis and investigation. Council has maintained a water and sewer hydraulic model which can be shared upon request.

Should you require further information, please let me know.

Regards

Please be advised that although Council continues to operate business hours through the developing Covid 19 Situation, it is likely that Council staff may be required to intermittently or permanently work from home or outside of the office. During this time, the preferred communication method is via email. If you wish to speak to a staff member, please email the relevant staff member to advise that you request a call back, and they will contact you via email and return phone call.


Johnson Zhang
Team Leader
Water Assessment
Central Coast Council
P.O. Box 20 Wyong, NSW 2259
t: 02 4350 5766
m: 0447 355 168
e: Johnson.Zhang@centralcoast.nsw.gov.au



COVID-19 information and updates

We are continuing to monitor daily developments in response to COVID-19. Find out the latest

LEARN MORE

 Please consider the environment before printing this email

From: Yeong Suh <yeong@yeongsuhrealestate.com>
Sent: Monday, 9 August 2021 10:41 AM
To: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Cc: yeong@yeongsuhrealestate.com
Subject: RE: Re sewer system@216 pacific Hwy Charmhaven NSW

[EXTERNAL EMAIL] Do not click any links or attachments unless you have checked the sender and trust the content is safe. If you are unsure, please report this to IM+T Service Desk via the Portal.

Dear Johnson

Further to our phone conversations this week regarding 216-234 Pacific Highway, Charmhaven, I am seriously considering these two properties to purchase for an independent retirement village, which is an approved use under the State Governments Senior Living SEPP subject to a satisfactory Compatibility Certificate and Council approval.

As you would be aware, there is a desperate shortage of sites available for Retirement Villages, here on the Central Coast, with no land zoned for that type of development in the previous Gosford Council's LGA and a very limited supply of land available for that type of development in the Wyong Council's LGA.

There is a limited number of sites available that are allowed to be used for Senior Living development. These sites are zoned RU6 (Transitional Zone) and allows land that is adjacent to residential development to be used for Senior Living as long as all Services can be provided.

The only newly constructed retirement village in the Central Coast Councils LGA in the last five years, (that I am aware of) - excepting the limited expansion of existing complexes, is Oak Tree's new, (66 home) village at 85 Wahroonga Rd, Kanwal, a site Oaktree purchased in 2017.

The potential development of 216-234 Pacific Hwy is more challenging because of the lack of sewer mains infrastructure, a situation that we are led to believe will be rectified with the approval of an application for the St Phillips Christian School, for Lot 2 Arizona Road Charmhaven, which we understand will be lodged later in 2021.

The School site is located a short distance south of 216-234 Pacific Hwy where I am proposing to purchase to develop a retire village constituted by 75, two and three bedroom villas, which would be located on a 6.74 ha parcel of land which has been previously cleared and farmed.

The school site on Arizona Road on the other hand, is proposed to be located on a 39.9 ha parcel of land that has previously been purchased by the St Philip Christian School – that site is known as LOT 2 DP 809106. We are advised that the school has recently lodged their SEAR's with the Department of Planning for the State Significant Development which is planned to accommodate up to 1,500 students.

We anticipate that the sewer main planned for the school will be in line with the sewer servicing strategy planned for Precinct 9 (under NWSSP 2013), which is intended to connect back to the STP at Mona Rd, Charmhaven.

With the length of time required to process the DA for the school we respectfully suggest that Council should give consideration to allowing the proposed retirement village to proceed forthwith, subject only to Councils sewer and water authority confirming that there is capacity in the existing sewer main (which is located only 60m from the proposed development) for the estimated 75 retirement villas that would be expected to be built and commissioned in this development.

We envisage that Council would condition the DA to allow the homes in the retirement village to be connected to the existing network of pipes and pumping station, on the proviso that as soon as the new sewer main to serve the school was commissioned the sewer generated by the retirement village would then be required to be disconnected from the pumping station and connected to councils new sewer main.

In an effort to both meet the growing demand for seniors living, and encourage progress in this future residential precinct (which without a temporary alternate sewer solution would be prevented for a further 7+ years), this brings me to my request of your department and associated engineers.

Due to the lack of sites on the Central Coast applicable for Seniors Living, and given that 216-234 Pacific Hwy is one of the few remaining sites that could achieve a Site Compatibility Certificate from the Department of Planning, I would respectfully ask for your consideration of the following temporary sewer solution for this site (until the precinct mains are constructed) subject to and conditional upon a Site Compatibility Certificate being obtained:

- 216-234 Pacific Hwy – proposed Seniors Living – 75x 2 and 3 bedroom dwellings
- Installation of a private sewer pumping station to existing residential network
- Sewer pumping under Pacific Hwy to Awaba St road verge (approx. 60m away)
- Sewer daily-detention, to be pumped over daily in off-peak time, eg. between 10pm-7am, at regular flow-rate
- Upon completion of precinct sewer mains in the future, the private pumping station to be disconnected
- and site to be connected appropriately to new mains, at developers cost, with relevant contributions payable
- Sewer and pumping station layout consistent with gravity feed, and with consideration given to the eventual outcome when precinct mains installed, and utilized

Seniors living is calculated at the rate of multi-dwelling residential, which for 2 bedrooms is 0.75:1 which are mostly two bedroom villas of the 75 villas, the ET would be close to 60 of 3br homes.

I eagerly anticipate your early response, Johnson.

Kind regards

Yeong

Director of Capital Property Solution Pty Ltd
816/66 Bowman St.
Pyrmont NSW 2009

E: yeong@yeongsuhrealestate.com

From: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Sent: Monday, 24 May 2021 3:14 PM
To: Yeong Suh <yeong@yeongsuhrealestate.com>
Subject: RE: Re sewer system@216 pacific Hwy Charmhaven NSW

Hi Yeong

Sorry for the delay.

As discussed over the phone, you will need to engage a consultant to prepare a sewer servicing strategy for your proposed development in order to connect into the existing catchment east of the Pacific Hwy. Council can provide in-house sewer hydraulic model to assist the investigation. The result of the strategy will outline any constrain within the existing catchment and required upgrade for your proposed development.

Apart from the above option and as per current DSP, I can not see any other way to provide sewer servicing to the subject land.

I would suggest to have a discussion with Council planner for any other development option under the current zoning if you wish to proceed this further.

Regards

Please be advised that although Council continues to operate business hours through the developing Covid 19 Situation, it is likely that Council staff may be required to intermittently or permanently work from home or outside of the office. During this time, the preferred communication method is via email. If you wish to speak to a staff member, please email the relevant staff member to advise that you request a call back, and they will contact you via email and return phone call.


Johnson Zhang
Team Leader
Water Assessment
Central Coast Council
P.O. Box 20 Wyong, NSW 2259
t: 02 4350 5766
m: 0447 355 168
e: Johnson.Zhang@centralcoast.nsw.gov.au



COVID-19 information and updates

We are continuing to monitor daily developments in response to COVID-19. Find out the latest

[LEARN MORE](#)

 Please consider the environment before printing this email

From: Yeong Suh <yeong@yeongsuhrealestate.com>
Sent: Tuesday, 18 May 2021 12:27 PM
To: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Cc: yeong@yeongsuhrealestate.com
Subject: RE: Re sewer system@216 pacific Hwy Charmhaven NSW

[EXTERNAL EMAIL] Do not click any links or attachments unless you have checked the sender and trust the content is safe. If you are unsure, please report this to IM+T Service Desk.

Hi Johnson

Thank you so much for your time this morning.

I have spoken to Angus Lim at ADW Johnson, he said the major sewer pumping station could cost about \$3M and spoke to the senior planner at Barr Property & Planning. Andrew said that they are considering private sewer pumping station to the owner due to cost issue. Because it's a school not residential although 1500 students are going to use the sewer system.

If the major sewer pumping station will cost \$3M, unfortunately I cannot go ahead of the retirement village project due to too high infrastructure cost.

Is there any other way, I can develop this site to a retirement village, please?

Kind regards

Yeong

From: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>
Sent: Tuesday, 18 May 2021 10:18 AM
To: Yeong Suh <yeong@yeongsuhrealestate.com>
Subject: RE: Re sewer system@216 pacific Hwy Charmhaven NSW

Hi Yeong

As discussed over the phone, there is a consultant who is working for the school development at 125 Arizona Rd Charmhaven.

Please find his contact detail as below:



Angus Lim

Civil Engineer

Hunter Office

Ph: 02 4978 5100

Email : angusl@adwjohnson.com.au

Website: www.adwjohnson.com.au



ADW Johnson Pty Limited

Hunter

7/335 Hillsborough Road, Warners Bay NSW 2282

Central Coast

5 Pioneer Avenue, Tuggerah NSW 2259

Sydney

Level 35 One International Towers, 100 Barangaroo Avenue, Sydney NSW 2000

Regards

Please be advised that although Council continues to operate business hours through the developing Covid 19 Situation, it is likely that Council staff may be required to intermittently or permanently work from home or outside of the office. During this time, the preferred communication method is via email. If you wish to speak to a staff member, please email the relevant staff member to advise that you request a call back, and they will contact you via email and return phone call.

Johnson Zhang

Team Leader

Water Assessment

Central Coast Council

P.O. Box 20 Wyong, NSW 2259

t: 02 4350 5766

m: 0447 355 168

e: Johnson.Zhang@centralcoast.nsw.gov.au



COVID-19 information and updates

We are continuing to monitor daily developments in response to COVID-19. Find out the latest

LEARN MORE

Please consider the environment before printing this email

From: Yeong Suh <yeong@yeongsuhrealestate.com>

Sent: Monday, 17 May 2021 2:32 PM

To: Johnson Zhang <Johnson.Zhang@centralcoast.nsw.gov.au>

Cc: yeong@yeongsuhrealestate.com

Subject: Re sewer system@216 pacific Hwy Charmhaven NSW

[EXTERNAL EMAIL] Do not click any links or attachments unless you have checked the sender and trust the content is safe. If you are unsure, please report this to IM+T Service Desk.

Hi Johnson

My name is Yeong Suh, I have question regarding sewer system of 216 Pacific Hwy Charmhaven property.

I am sure that you have received many massages from me.

Could you give me a call or could I have a meeting for 30mins this week some time, pls?

I have been trying to find out sewer information since late April 2021.

I am a decent person who wish to provide simple retirement village accommodation to old people which has a lot of shortage in NSW. Public housing waiting list is about 7-10 years at the moment.

I hope you can help me to help them, please!

Yeong Suh

M: 0418 87 01 01

E: yeong@yeongsuhrealestate.com