





Extract from SEPP GCC 2018 land zoning map

#### COMMENTS ON DRAFT CONDITIONS

##### Water and Sewer

- The development will impact on an existing Council sewer main currently located centrally within the development site. The sewer main, which services land to the east of the development site, will be required to be relocated prior to commencement of demolition of existing structures on the land. Engineering details for the relocation of this sewer main must be submitted to Council for approval. Relocation of this sewer main will be at the developer's full cost.
- The development will impact on existing Council 100mm water mains currently located along Donnison St and William St. Due to the size of the development, the applicant will be required to upsize the water main to 150mm PVC pipe on both location. Engineering details for replacing the water main must be submitted to Council for approval. Replacement of the water mains will be at the developer's full cost.
- The developer will be required to submit an application to Council under Section 305 of the *Water Management Act 2000*, to obtain a Section 307 Certificate of Compliance. The Application for a Section 307 Certificate under Section 305 *Water Management Act 2000* form can be found on Council's website. Early application is recommended. A Section 307 Certificate must be obtained prior to the issue of any Occupation Certificate. Water and Sewer Developer Charges will apply.

Please contact me if you have any further enquiries.

Regards,

Emily

*Please be advised that although Council continues to operate during business hours through the developing Covid19 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.*

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**From:** Heather Warton <Heather.Warton@ipcn.nsw.gov.au>

**Sent:** Friday, 4 September 2020 4:17 PM

**To:** Emily Goodworth <Emily.Goodworth@centralcoast.nsw.gov.au>

**Subject:** Donnison Street SSD - follow up questions from the Commission

Dear Emily

Thank you for you and your team attending the meeting with the Commission yesterday. We would appreciate Council's comments of draft conditions of consent particularly in relation to the stormwater/sewer relocation aspects by COB Tuesday of next week. The draft conditions are on both the Department's and the Commission's websites for the project, but see attached, FYI

There are also two other minor items that I wanted to follow up:

1. Could you provide the site area of the four lot site directly to the north of the site, fronting William Street.
2. At the meeting one of the officers checked the zoning of the TAFE and court house site opposite the site and advised that it was zoned SP Special Uses. However, when I look on CGCC SEPP 2018 it appears to be zoned B4 Mixed Use. Could you confirm the zoning of the courthouse and TAFE please.

Thanks and regards

Heather

**Heather Warton**

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