



## RED HEAD VILLAGES ASSOCIATION (Inc)

North Bendalong, Bendalong, Berringer Lake, Cunjurong Point, Manyana

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10<sup>th</sup> September 2024

Amanda Findley  
Mayor  
Shoalhaven City Council

**Re: Yulunga Hall Manyana  
Unacceptable Council Consent Conditions**

Hello Amanda,

Thank you for your offer to assist the Red Head Villages Association (RHVA) resolve some difficult Consent Conditions imposed on their Approved DA to extend and up-grade the Yulunga Reserve Community Hall at Manyana – DA 24/1137.

The RHVA Hall Extension Committee currently finds itself in the situation where the designated builder cannot finalise a Budget Cost or deliver a Timeline for Construction for the project, and the Private Certifier can't issue a Construction Certificate, due to several Consent Conditions that could require on-going maintenance of the entire stormwater infrastructure on the Yulunga Reserve or require expensive repairs to stormwater piping that did not occur during construction activities associate with the hall extension. The RHVA currently has a Private Certifier ready to issue the Construction Certificate and a Registered and Accredited Master Builder ready to commence construction works if these unreasonable Consent Conditions can be removed.

The specific Consent Conditions that need to be either removed or amended are –

**Condition 45 – Stormwater- Maintenance of Stormwater Infrastructure**

This requires that *“the approved on-site retention must be maintained for the life of the development”*. It is totally inappropriate for the RHVA to be required to maintain the up-graded stormwater management system that will be installed on an SCC Community Facility that is operated and managed by a Council Community Management Committee. This condition needs to be deleted.

**Condition 44 – Fire Safety Annual Statement**

This requires that *“A building owner must ensure that an annual fire safety statement ..... is issued each year.”* The RHVA is NOT the building owner, and this task is currently conducted by SCC (the building owner) on a contracted basis with an SCC approved contractor. This Condition needs to be removed.

**Condition 42 – Stormwater – CCTV Inspection of Stormwater Pipes.**

This requires that *“Before the issue of an Occupation Certificate the existing stormwater pipes under the building must be inspected by CCTV and submitted to Council”*. As there are NO stormwater pipes under the hall this Condition could be considered as irrelevant and therefore deleted. However, this Condition also includes the *statement ‘Damaged pipes, regardless of whether the construction works were the cause of the damage or not, must be repaired to the satisfaction of Council before the issue of an Occupation Certificate.’* This is totally unreasonable, as it requires the RHVA to undertake repairs to stormwater pipes that have either been damaged by previous Council approved activities, or failed to be maintained by Council as part of its annual maintenance program. This latter comment certainly needs to be deleted.

Please note that the RHVA intends to conduct a CCTV inspection of the main stormwater pipe adjacent to the tennis shed (adjacent to but not within the construction work zone) prior to the commencement of construction work as part of Consent Condition 37 - Dilapidation Report. A further CCTV Inspection of this stormwater pipe will be undertaken and submitted to Council when construction work is completed.

**Condition 42 – Nomination of a Project Manager**

The RHVA has engaged Alpha Building and Design to undertake the hall extension construction and upgrades to the existing hall building. The principal, Beau Wade, is a fully licenced builder and a Registered Master Builder with the Master Builders Association. Beau regularly undertakes multi-million dollar home building contracts that involve multi-level designs on sloping headland sites in Manyana and Bendalong.

Alpha Building and Design have a proven ability and reputation that makes Beau Wade more that qualified to be the Nominated Project Manager as well as the actual builder for this project. The approved hall extension is a fairly simple construction job; concrete block walls with a steel skillion roof on a concrete floor. Beau has also taken out appropriate Commercial Building Insurance so that he is covered for work on an SCC building. The RHVA therefore requests that Alpha Building and Design be approved as the Nominated Project Manager. This will ensure that additional costs are minimised and those costs can be allocated to hall upgrades.

Your offer to arrange a meeting for key RHVA Committee members with the CEO and SCC relevant staff is appreciated but is probably not needed if the issues associated with these four Consent Conditions can be resolved. If these issues are resolved the RHVA can provide SCC staff with the outstanding Cost Budget and Timelines and have the Certifier issue the Construction Certificate. Council can then issue the Approval to Commence Works and the RHVA will then get on with the job of delivering another much needed community project. We look forward to your advice on the above issues and a prompt path forward with this project.

Kind regards

Kerry Moore, Secretary RHVA Inc and Robyn Ralph, RHVA Hall Extension Committee