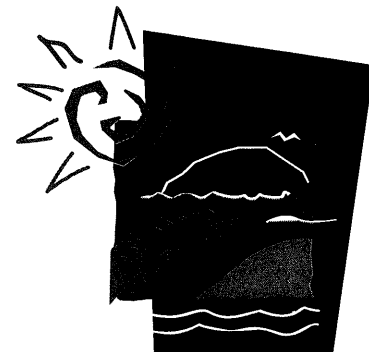


COFFS HARBOUR CITY COUNCIL



Your ref:
Our ref: 1491055, 31/18991/11/2190

20 October 2006

Mr Neville Osborne
Team Leader – Water and Energy
Major Infrastructure Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Osborne

Coffs Harbour Infrastructure - Proposed Water Treatment Plant Request for the Minister's Opinion with respect to Part 3A of the EP & A Act

1 Project Description

The Coffs Harbour Infrastructure Alliance proposes to construct a Water Treatment Plant (WTP) on land presently being acquired by Council for this purpose at 140 Upper Orara Road (Lot 2 DP 1083920), Karangi, within the Coffs Harbour City local government area. Following an analysis by Council of all reasonably feasible alternative sites, this site has been identified as Council's preferred site for the WTP development. Please note that Council's options analysis process refers to the 140 Upper Orara Road site as "site A1".

A map showing the proposed location of the WTP site is enclosed, as is a solicitor's letter confirming Council's imminent purchase of the site.

1.1 Main components of the project

The WTP is proposed to have a present day design output capacity of 42 megalitres per day of filtered (potable) drinking water. Provision will also be made in the design for a future 25% expansion in the plant's capacity via the addition of additional process units.

The WTP is proposed to treat all potable water supplies flowing to Coffs Harbour consumers from the existing Karangi Dam. Inflows to the Karangi Dam are currently from both the Orara and Nymboida River catchments, however in future these inflows will be augmented with supplies from the proposed Shannon Creek Dam. A catchment-to-tap water quality risk assessment was undertaken in May-June 2006 on these sources and a preferred treatment process was selected to appropriately manage potential water quality risks. The treatment and transfer facilities that are proposed to be constructed are shown on the attached drawing WTP-DG-GHD-01-C-0003-B-01. The construction activities proposed would be as follows:

- ▶ Abandonment of the existing lime dosing facilities on the Karangi Dam site and construction of new lime dosing facilities at the proposed new WTP (i.e., the Upper Orara Road) site;

..12.



- ▶ Relocation of carbon dioxide dosing facilities from the Karangi Dam site to the proposed WTP site;
- ▶ Modifications to the Karangi Dam outlet pumping station to enable pumping of raw water at a controlled rate to the WTP inlet (some 600 metres north-east from the Karangi Dam site);
- ▶ Cutting in to the existing Karangi Dam to Red Hill tank main and construction of supply and return pipe branches to the proposed WTP site;
- ▶ Construction of a dissolved air flotation and filtration ('DAFF') treatment plant within the proposed above-ground concrete water retaining structures at the WTP site;
- ▶ Provision of chemical storage and dosing facilities (at the WTP site) for:
 - lime and carbon dioxide (as mentioned above) for corrosion control and pH correction;
 - potassium permanganate dosing for oxidation of manganese;
 - powdered activated carbon (PAC) for control of (intermittent) taste and odour events;
 - aluminium sulphate (alum) dosing for coagulation;
 - polymer dosing as a coagulation aid;
 - polymer dosing as a flocculant aid;
 - sodium hydroxide (caustic soda) dosing for post filtration pH correction;
 - chlorine gas dosing to provide a post filtration disinfectant residual (chlorine dosing plant would be located within a separate building on the site);
 - fluoride dosing;
 - dosing of polymer for washwater thickening; and
 - dosing of polymer for sludge dewatering.
- ▶ Provision of ultra-violet disinfection of the filtered water;
- ▶ Provision of mechanical plant for backwashing of filters;
- ▶ Construction of washwater recycle, sludge thickening and sludge dewatering facilities. Supernatant would routinely be returned to Karangi Dam via the existing "regional" pipeline, or otherwise returned to the plant inlet if the regional pipeline is unavailable;
- ▶ Construction of above ground tanks for:
 - treated water storage (4 megalitres); and
 - washwater holding tank.
- ▶ Construction of an earthen emergency storage containment lagoon to provide for the (unlikely) event of a plant overflow or sludge dewatering system failure;
- ▶ Construction of a combined control building, testing laboratory and meeting room on the WTP site;
- ▶ Construction of a treated water pump station to transfer treated water to the existing Red Hill tanks for distribution into the Coffs Harbour water supply system;

- ▶ Construction of a 150 mm diameter treated water pipeline to the township of Coramba, some 4 km north west of the site. Pumps for this supply will be incorporated within the treated water pump station on the WTP site;
- ▶ Installation of a kiosk-style power supply transformer on the WTP site to power the various plant, including the provision of a backup diesel generator; and
- ▶ Construction of a paved access road around the WTP site.

A plan and sections of the main DAFF treatment units and chemical storage areas are depicted on drawings WTP-DG-GHD-01-C-0100-B-01 and WTP-DG-GHD-01-C-0102-B-01.

The WTP structures will be contained within the site boundaries of the proposed 140 Upper Orara Road site, on the higher ground above the expected Orara River flood levels.

Access to the WTP site for construction and future treatment chemical deliveries will be from Upper Orara Road. Coffs Harbour City Council is proposing to modify the road alignment at the entrance point to facilitate safe entry and exit for chemical delivery trucks and other required site traffic.

A large electricity sub-station that has recently been expanded in size lies immediately to the north east of the WTP site. Land to the north and east of the WTP site is owned by TransGrid, who is also the owner and operator of the sub-station.

The estimated capital cost of the WTP project is presently expected to exceed \$30 million, although please note that the Department will be formally notified by Council should our future cost estimates demonstrate that this may not be the case.

2. Planning Provisions Applying to the site

The WTP development proposal does not meet any of the definitions contained in Schedule 3 of the *Environmental Planning and Assessment Regulations, 2000*. Therefore it would not be considered to be Designated Development and an Environmental Impact Statement (EIS) would not be required to be prepared under either Parts 4 or 5 of the Act.

2.1 Relevant Planning Instruments

2.1.1 North Coast REP

The *North Coast Regional Environmental Plan (REP)* applies to all lands within the City of Coffs Harbour.

This REP does not appear to significantly constrain the potential for development of a WTP at this site. The REP does, however, require that vegetation not be significantly impacted during such a development proposal. Any issues with respect to the potential for vegetation impacts would be suitably addressed in any environmental impact assessment document for the proposed development.

No other Regional Environmental Plans appear to apply to the proposed development of a WTP at the subject site.

2.1.2 Coffs Harbour LEP, 2004

The *Coffs Harbour Local Environmental Plan (LEP), 2004* applies to the site. The majority of the site is zoned Rural 1A (Agricultural). The definitions in Part 6 of the LEP define the proposed WTP as a “utility installation” as it would be development undertaken by Coffs Harbour City Council for the purpose of the supply of water.

Development for the purposes of a utility installation within the Rural 1A zone is permissible, with development consent. Schedule 1 of the LEP, however, lists a number of Activities not Requiring Consent, including “carrying out ... public utility undertakings, being water, sewerage ... undertakings (including) ... development of any description effected in pursuance of any statutory power to provide ... a supply of water”. The proposed WTP therefore would not require consent under Part 4 of the EP& A Act. Environmental impact assessment for the project would therefore need to satisfy the provisions of Part 5 of the Act, except as discussed further, below, in section 2.1.3.

It is also not considered necessary for Council to seek to re-zone the land (either pre- or post-development of the proposed WTP), to a Special Uses zoning, or similar, however Council may (or may not) consider such a rezoning desirable, for its own purposes, at some future time. The lack of a current Special Uses zoning at this site is not regarded as a constraint on the potential development of a WTP at this location.

Please also note that a portion of the land at Lot 2 DP 1083920 is also zoned Environmental Protection 7A (Habitat and Catchment), however it is not proposed to site any portion of the proposed WTP on any of the 7A zoned land, although development for the purposes of a “utility installation” would still be regarded as being permissible within this area. The necessity for substantial vegetation clearance within the area of the 7A zoning in order to enable such a development is not regarded as desirable by Council.

2.1.3 State Environmental Planning Policy (Major Projects)

Schedule 2 of *State Environmental Planning Policy (Major Projects)* contains the following definition:

Development for the purpose of water treatment works that has a capital investment value of more than \$30 million for drinking water supply

Council expects that the capital investment required for the construction of the WTP will exceed \$30 million. It is therefore presumed that the Minister would regard this proposed development as a “Major Project” under Part 3A of the Act. No other definitions contained within Schedules 2, 3, 5 or 6 of the Major Projects SEPP would appear to apply to this proposal.

3. Preliminary Assessment

- ▶ As discussed above, the *North Coast REP* does not appear to significantly constrain the potential for development of a WTP at this site;

.../5.

- ▶ As discussed above, development for the purposes of a utility installation within the Rural 1A zoning on the subject site is considered permissible, with consent, under the Coffs Harbour LEP, 2004;
- ▶ As discussed above, the portion of the subject site that is zoned Environmental Protection 7A (Habitat and Catchment) is not considered appropriate by Council for the development of the proposed WTP, due to the necessity for substantial vegetation clearance within that portion of the site, in order to enable such a development;
- ▶ Council is not aware of any significant land use constraints associated with any past land uses at the site, for example:
 - No activities listed under Table 1 of the Department's *Managing Land Contamination Planning Guidelines* (prepared under SEPP 55 – Remediation of Land) are known to have been undertaken at the site at any time in the past; and
 - An item with potential non-indigenous (European) heritage value does currently exist at the site (i.e., a small timber slab or bark "hut"), however the design of the WTP has taken the location of this potential heritage item into account and proposes no significant impacts within the area of its location within the overall site. Council is also currently undertaking appropriate heritage assessment studies of the whole site, including appropriate investigation of potential for any aspects of indigenous heritage value. It should also be noted that the site is not identified on Council's Heritage Schedules and it is considered highly unlikely that the current residential farm dwelling, nor any other farm buildings (including the slab hut, discussed above) would be separately listed on either the State or National Heritage Registers.

3.1 Other potential Environmental Issues

As you are well aware, any environmental impact assessment document would need to consider at least all of the following:

- ▶ Flora and Fauna issues;
- ▶ Bushfire hazard issues;
- ▶ Noise issues (both construction and operational noise);
- ▶ Public Health, Social and Economic issues, including any possible impacts (including emergency considerations) of any storage and use of potentially hazardous chemicals at the WTP site;
- ▶ Alternatives to the proposal; and
- ▶ Inter-agency consultation.

None of these issues would appear to significantly constrain the potential for development of the proposed WTP at this site. Some additional discussion of these issues is also provided, below:

3.1.1 Flora issues

The potential for flora impacts is expected to be minimal, due to the disturbed nature of the site and its recent use as pastureland and for the purposes of a rural residential dwelling house.

Also, the proposed site layout would easily accommodate the establishment of a WTP without significant disturbance to any substantial stands of protected vegetation. The proposed site layout will neatly avoid the only stand of vegetation indicated on Council's Vegetation and Koala Habitat maps, although some other isolated stands of vegetation and/or individual trees in other areas of the site would require destruction, if the proposal is to proceed in its currently envisaged layout, however it should be noted that this would involve only the removal of some larger, isolated trees that have mostly been identified as Camphor Laurel species (*Cinnamomum camphora*), a declared environmental weed within the City of Coffs Harbour. **Please also note** that a Flora and Fauna Assessment for the subject proposal was completed in August, 2006 by Eco Logical Australia. The results of this assessment will be appropriately referred to in any environmental impact assessment document for the proposed development.

3.1.2 Fauna issues

The potential for fauna impacts is also expected to be minimal, due to the disturbed nature of the site, its recent use as pastureland and the apparent lack of suitable habitat for any potential Threatened Species, or similar. For example, the stand of trees identified on Council's Vegetation and Koala Habitat maps are not part of the land that is proposed to be significantly impacted by the development proposal. Also, this stand of vegetation is mapped as "tertiary" Koala Habitat and therefore Council's *Koala Habitat Management Plan* would not require any significant buffer zones to be established around this area, for the purposes of protecting potential Koala food trees.

3.1.3 Bushfire hazard issues

The extent of mapped bushfire hazard area is effectively equivalent to the extent of mapped vegetation shown on Council's Vegetation and Koala Habitat maps (as would be expected).

The need for an Asset Protection Zone (APZ) around the nearest elements of the proposed WTP to this stand of vegetation has already been the subject of informal consultation with local officers of the Rural Fire Service (RFS). Council has been informally advised by the RFS that there would be no requirements for the establishment of an APZ for a WTP development, due to its nature and intended use as a non-habitable structure. The WTP design would never-the-less incorporate the use of a sealed, perimeter road, thus providing the benefits of a formally defined APZ, regardless of any formal requirements in this regard.

3.1.4 Noise issues

Construction noise issues would be appropriately managed or mitigated at the time of construction of the proposed WTP. Operational noise considerations are expected to be minimal at this site.

3.1.5 Public Health, Social and Economic issues

Public health, social and economic issues would be appropriately managed or mitigated at the time of construction of the proposed WTP.

3.1.6 Alternatives to the proposal

A range of alternatives to the construction of the WTP, including a number of alternative site options and the "Do Nothing Option" have already been investigated by Council, leading to the selection of the subject site and the above mentioned project components as Council's currently preferred option.

3.1.7 Inter-agency consultation

The following inter-agency consultation has already been conducted by Council and a number of key issues identified, for Council's further consideration within its proposed environmental impact assessment processes for this project:

- ▶ The local office of the RFS have been informed but have no requirements with respect to bushfire protection for the WTP development. The local office of the RFS have requested no further formal involvement with the project;
- ▶ The Department of Environment and Conservation (i.e., their National Parks division) have been verbally consulted regarding their requirements for aboriginal heritage investigations and consultation. As a result of this the Coffs Harbour and District Local Aboriginal Land Council (LALC) have been notified (i.e., via their local co-ordinator, Mr Chris Spence - phone (02) 6652-8740). It is understood that the LALC have already undertaken a preliminary (initial) site inspection and will proceed to notify Council of any other requirements / requests as soon as possible. Appropriate local media advertising (and thus the process of more formal consultation) is also currently being initiated by Council;
- ▶ An appropriate European (non-indigenous) heritage investigation and report has been commissioned and is expected to be finalised soon; and
- ▶ Other local community consultation has been undertaken by Council. A copy of Council's record of Liaison and Communication with Residents (to date) is also enclosed.

4 Request to the Minister

All the above information, as well as the enclosed completed Major Projects Application form and other relevant enclosures are all submitted to the Department, for the consideration of the Minister. It is hereby requested that the Minister please consider all the above information and provide an opinion as to whether the subject development proposal should

Department of Planning

20 October 2006

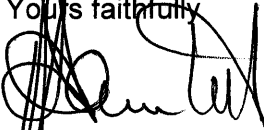
be formally considered to be a Major Project under the provisions of Part 3A of the *Environmental Planning and Assessment Act, 1979*. If so, it is therefore requested that this correspondence to the Department be regarded as Council's formal request for the Director-General's Requirements for the Preparation of a Part 3A Environmental Assessment. Therefore please proceed to advise Council of any such Requirements within 28 days of the date of this letter.

If, however, the Minister is not of the opinion that the subject proposal should be considered to be a Major Project under Part 3A of the Act, Council would also appreciate formal advice regarding the Minister's final opinion in this regard. On receipt of any such opinion from the Minister that Part 3A does not apply in this case, Council would therefore assume that the development proposal should instead be assessed under the provisions of Part 5 of the Act, and would thus proceed to prepare and consider a Review of Environmental Factors (REF) document, or similar.

All of the above, and the enclosures, are therefore submitted for the consideration of the Department and, if deemed appropriate by the Director-General, also for the consideration of the Minister, please.

For further information please contact Mr Glenn O'Grady on 6648-4454.

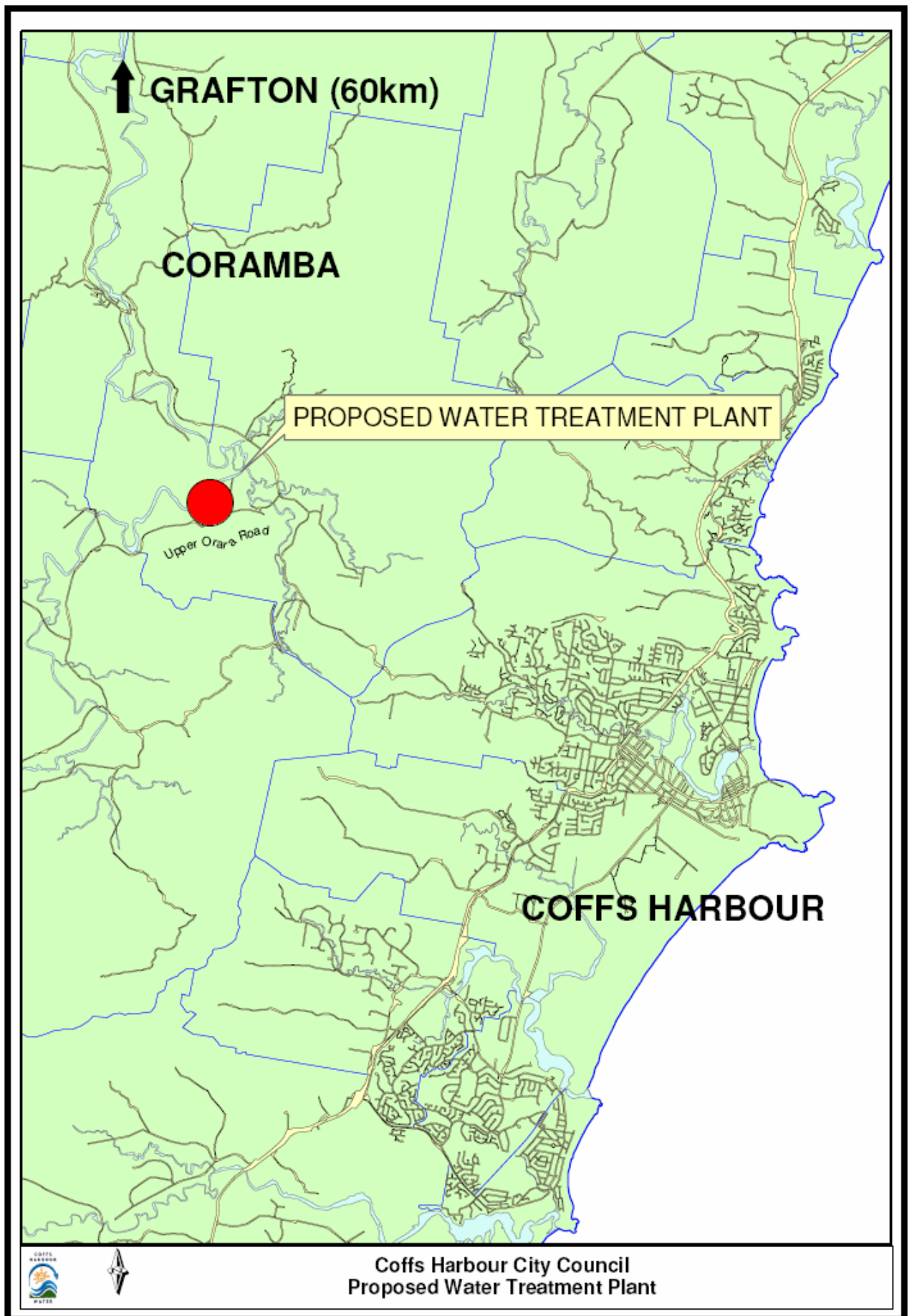
Yours faithfully



Stephen Sawtell
General Manager

- Attachment 1: Map of proposed location of the WTP site
- Attachment 2: Solicitors Letter advising of Land Purchase
- Attachment 3: Drawing no. WTP-DG-GHD-01-C-0003-B-01 (proposed treatment and transfer facilities)
- Attachment 4: Drawings no. WTP-DG-GHD-01-C-0100-C-01 & WTP-DG-GHD-01-C-0102-B-01 (plan and sections of the main DAFF treatment units and chemical storage areas)
- Attachment 5: A copy of Council's record of Liaison and Communication with Residents (to date)
- Attachment 6: Completed Major Projects Application form

Attachment 1
Locality Map of Proposed WTP Site



Attachment 2
Solicitors Letter Advising of Land Purchase



Our reference
MB:dt:261423

Your reference:
Tim Cotsell

Telephone Enquiries
Michael Bigelow
Direct Line 02 6652 9115
mbigelow@fwolaw.com

25 August 2006

The General Manager
Coffs Harbour City Council
DX 7559
COFFS HARBOUR NSW

C.H.C.C.	
Index	_____
INT REF No.	_____
28 AUG 2006	
OFFICER I.D.	_____
DTWKS No.	_____

Dear Tim,

**Council purchase from Harrison
Property: 140 Upper Orara Road, Karangi**


We are pleased to confirm that contracts for the purchase of the above property were exchanged on 24 August 2006. As discussed, the pool is now to remain after completion with pool fencing, plants around pool, citrus trees and letter box to be removed. The contract requires the vendor to make good any damage from removal of these items.

We confirm that Council and its agents retain a right of access to the property for investigation and associated purposes at all reasonable times and the vendor should be contacted prior to entry.

The contract will be exempt from duty pursuant to section 277 of the Duties Act 1997.

The contract provides that settlement is to take place on 31 October 2006 and we will contact you prior to that date to advise on the balance of funds required for settlement.

Yours faithfully,
FISHBURN WATSON O'BRIEN


**MICHAEL BIGELOW
PARTNER**

SCANNED

Partners
JOHN WATSON
MICHAEL FISHBURN
CHRISTOPHER O'BRIEN
SAM COUPER (LLB Partner)
STEPHEN CAMPBELL (Notary Public)
TODD RITCHIE
MICHAEL BIGELOW

134 West High Street Coffs Harbour NSW 2450
PO Box 533 Coffs Harbour
DX 7553 Coffs Harbour



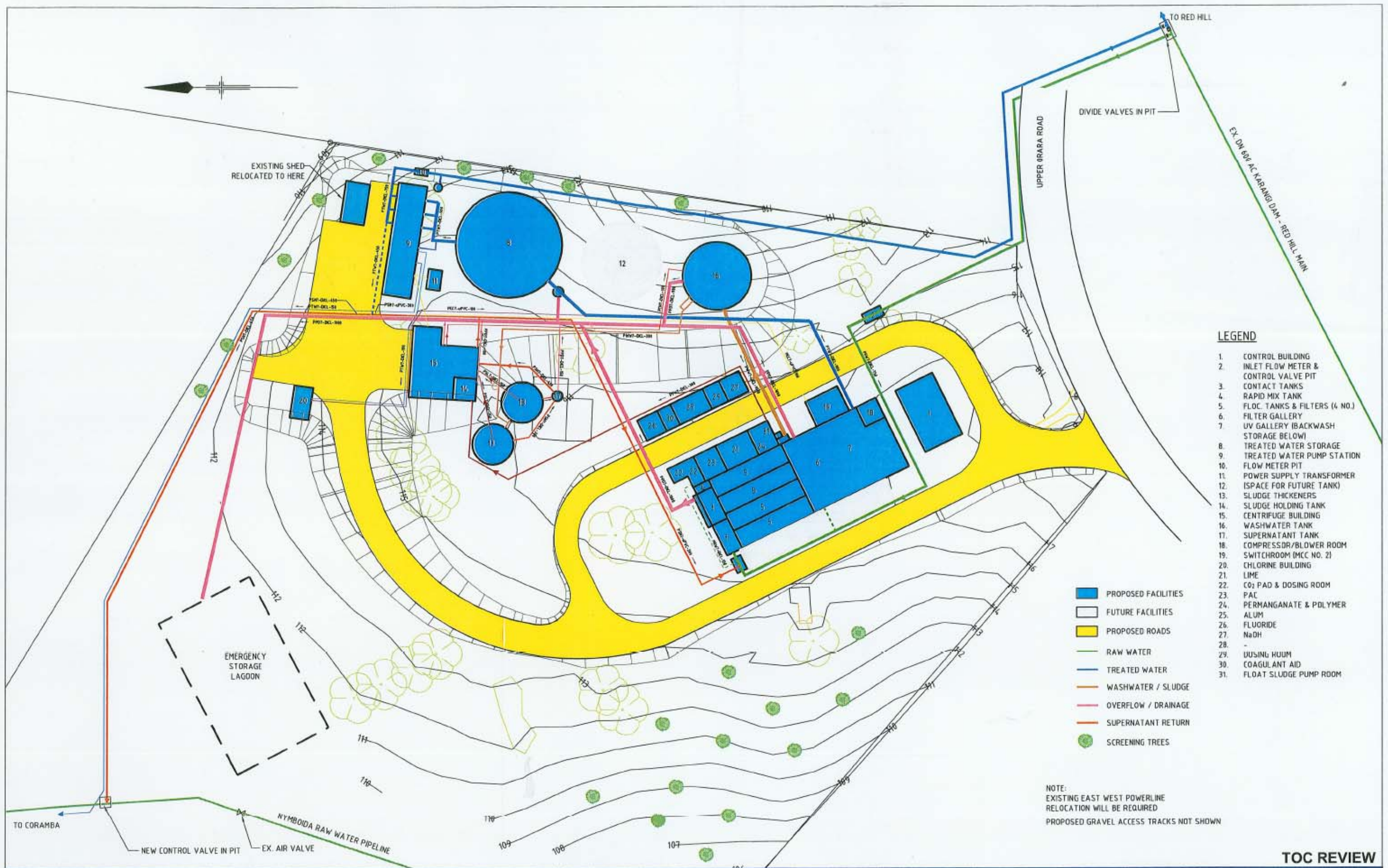
Local representative - Australian Securities & Investment Commission

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Accredited specialists in:
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COMMERCIAL LITIGATION LAW
PERSONAL LITIGATION
FAMILY LAW
PROPERTY LAW**

Email Address: all@fwolaw.com
FAX (02) 6651-4853
PHONE (02) 6652-5555

Attachment 3
Proposed Treatment and Transfer Facilities



- LEGEND**
1. CONTROL BUILDING
 2. INLET FLOW METER & CONTROL VALVE PIT
 3. CONTACT TANKS
 4. RAPID MIX TANK
 5. FLOC TANKS & FILTERS (4 NO.)
 6. FILTER GALLERY
 7. UV GALLERY (BACKWASH STORAGE BELOW)
 8. TREATED WATER STORAGE
 9. TREATED WATER PUMP STATION
 10. FLOW METER PIT
 11. POWER SUPPLY TRANSFORMER
 12. (SPACE FOR FUTURE TANK)
 13. SLUDGE THICKENERS
 14. SLUDGE HOLDING TANK
 15. CENTRIFUGE BUILDING
 16. WASHWATER TANK
 17. SUPERNATANT TANK
 18. COMPRESSOR/BLOWER ROOM
 19. SWITCHROOM (MCC NO. 2)
 20. CHLORINE BUILDING
 21. LIME
 22. CO₂ PAD & DOSING ROOM
 23. PAC
 24. PERMANGANATE & POLYMER
 25. ALUM
 26. FLUORIDE
 27. NaOH
 28. -
 29. DOSING ROOM
 30. COAGULANT AID
 31. FLOAT SLUDGE PUMP ROOM

- PROPOSED FACILITIES
- FUTURE FACILITIES
- PROPOSED ROADS
- RAW WATER
- TREATED WATER
- WASHWATER / SLUDGE
- OVERFLOW / DRAINAGE
- SUPERNATANT RETURN
- SCREENING TREES

NOTE:
EXISTING EAST WEST POWERLINE
RELOCATION WILL BE REQUIRED
PROPOSED GRAVEL ACCESS TRACKS NOT SHOWN

TOC REVIEW

B	PIPEWORK REALIGNED & STRUCTURE SIZES AMENDED	RMS	GCM	GCM
A	ISSUED FOR STRUCTURAL DESIGN & MECH. LAYOUTS	RMS	NDJ	GCM
Rev	Reason	Author	Checked	Approved



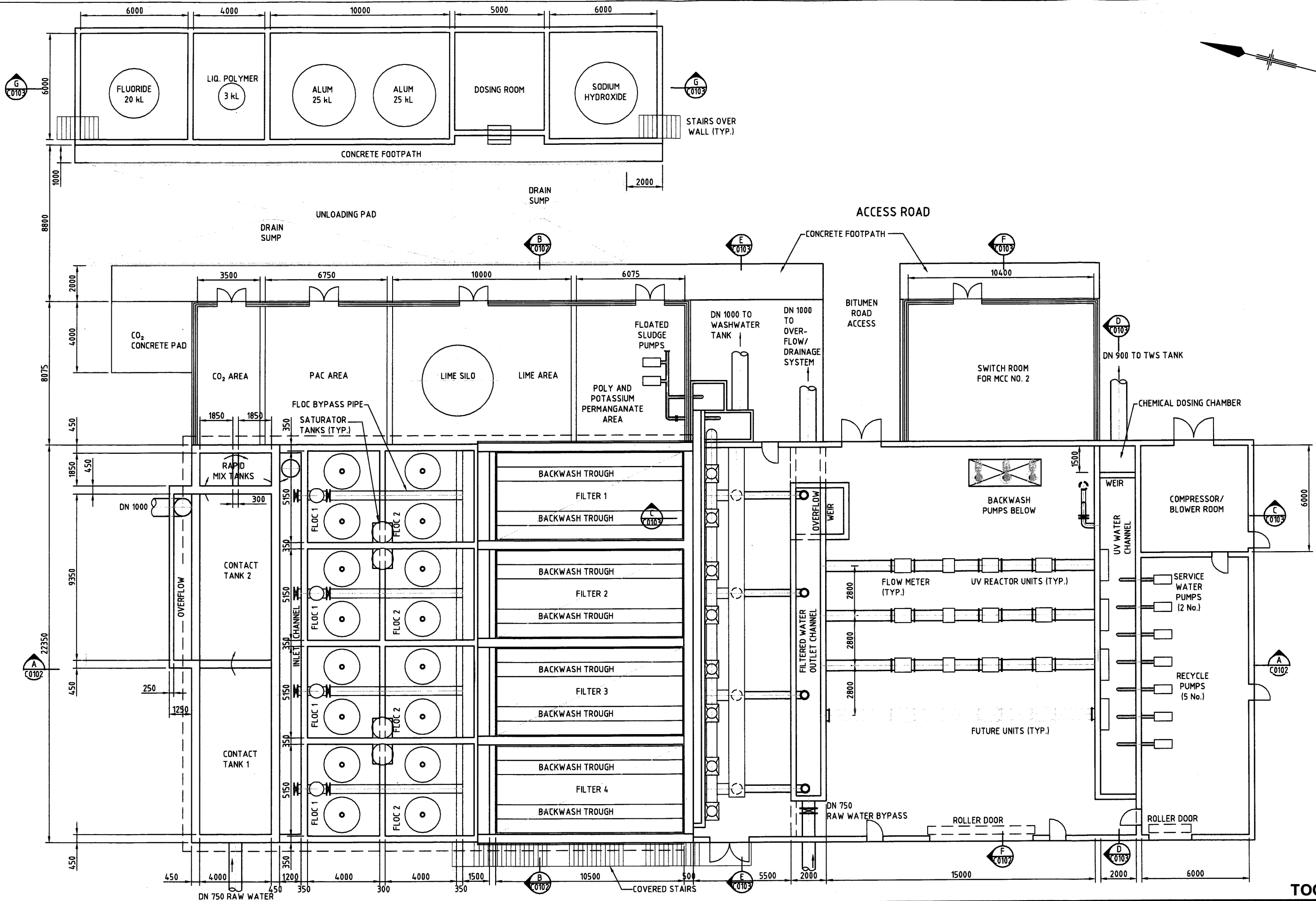
COFFS INFRASTRUCTURE ALLIANCE
 Level 5, 142 Eagle St Brisbane
 QLD 4000 Australia
 GPO Box 668 Brisbane QLD 4001
 T 61 7 3316 3000 F 61 2 9219 7772
 E ccoffs@cia.qld.gov.au

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Drawn	R SHINKFIELD	Designed	E VAN LIESHOUT
Drafting Check		Design Check	
Approved			
Date			
Scale	AS SHOWN	This Drawing must be used for Construction unless signed an Approval	

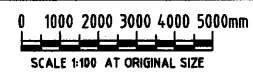
Client **COFFS HARBOUR CITY COUNCIL**
 Project **WATER TREATMENT PLANT**
 Title **OVERALL SITE PLAN**
 Drawing No: **WTP-DG-GHD-01-C-0003-B-01**

Attachment 4
Plan and Sections of the Main DAFF Treatment Units and
Chemical Storage Areas



TOC REVIEW

C	MINOR AMENDMENTS, SATURATORS MOVED	RMS	GCM	GCM	28/9/06	
B	ISSUED FOR STRUCTURAL DESIGN & MECH. LAYOUTS	KVL	GCM	GCM	15/9/06	
A	PRELIMINARY ISSUE	JC	NDJ	GCM	14/8/06	
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date

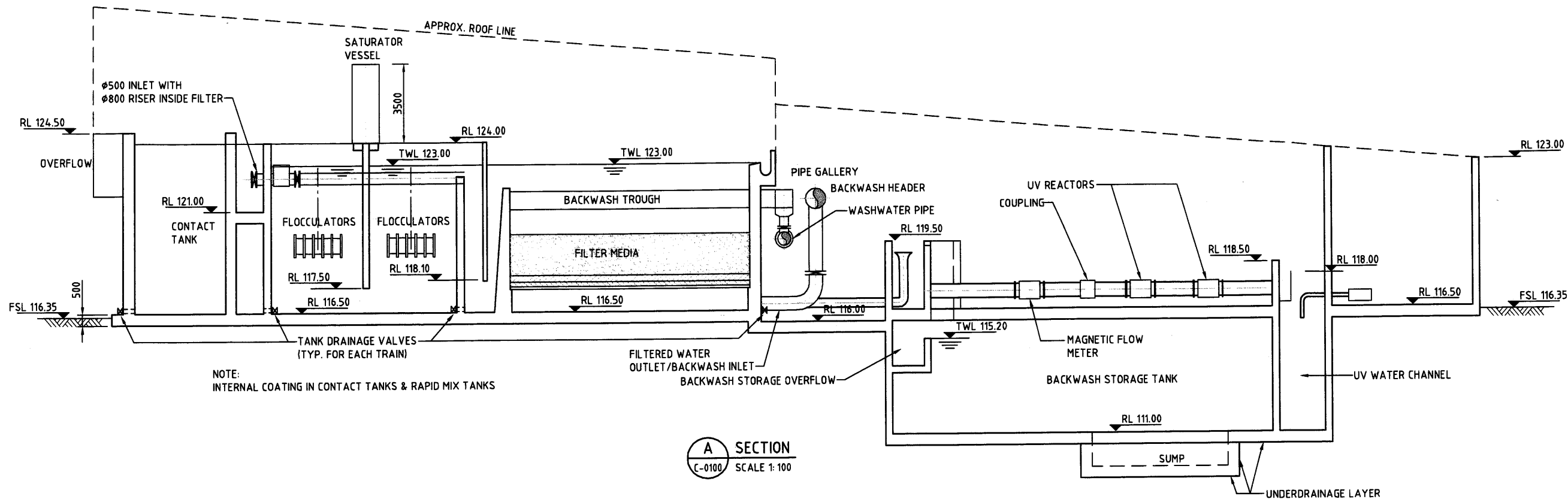


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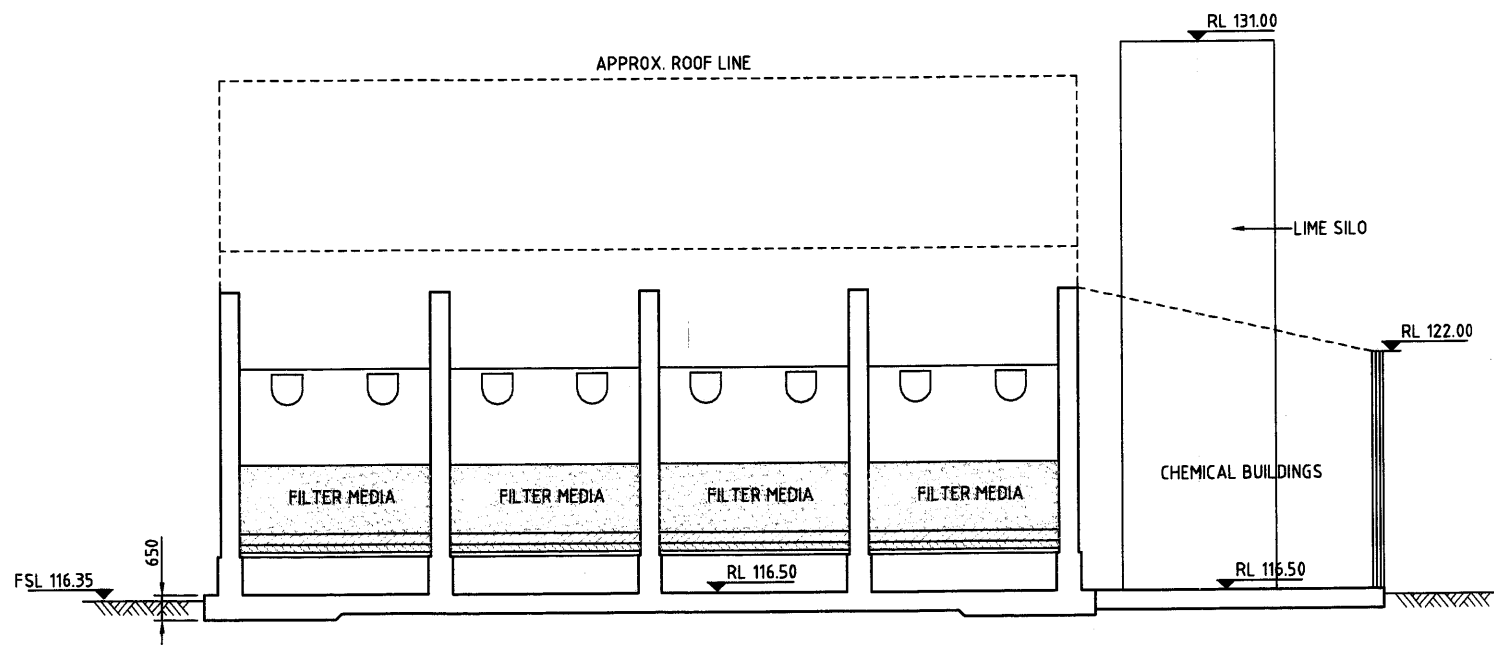
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Drafting Check		Design Check	
Approved			
Date			
Scale	AS SHOWN		

Client COFFS HARBOUR CITY COUNCIL
Project WATER TREATMENT PLANT
Title DAFF AND CHEMICAL AREAS
 GENERAL ARRANGEMENT AND FLOOR PLAN
Origin Size A1
Drawing No: WTP-DG-GHD-01-C-0100-C-01



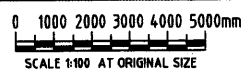
A SECTION
C-0100 SCALE 1:100



B SECTION
C-0100 SCALE 1:100

TOC REVIEW

No	Revision	Note	Drawn	Checked	Approved	Date
C	MINOR AMENDMENTS, STRUCTURE RAISED BY 1.0 m	RMS	GCM	GCM		28/8/06
B	ISSUED FOR STRUCTURAL DESIGN & MECH. LAYOUTS	KVL	GCM	GCM		15/8/06
A	PRELIMINARY ISSUE	JC	NDJ	GCM		14/8/06



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Drafting Check		Design Check	
Approved			
Date			
Scale	AS SHOWN		

Client	COFFS HARBOUR CITY COUNCIL
Project	WATER TREATMENT PLANT
Title	DAFF AND CHEMICAL AREAS
	SECTIONS SHEET 1
Original Size	A1
Drawing No:	WTP-DG-GHD-01-C-0102-C-01

Attachment 5
Council's Record of Liaison and Communication with
Residents (to date)

Liaison and Communication with Residents Adjacent to Water Treatment
Plant Site
July – September 2006

There are four households that are either adjacent to the site or will partially see the proposed WTP.

Household 1 - Adjacent- some visual impact

Household 2 – Opposite – possible visual impact during winter due to deciduous trees.

Household 3 – On next ridge west – will see part of WTP until screening trees grow.

Household 4 – Opposite and further east of site – possible visual impact.

Household 5 – adjacent to Household 1 – no visual impact

Concerns re location of Water Treatment Plant

Key Issue- neighbourhood has just “survived” the redevelopment of Transgrid sub station – ie construction noise. CHCC is now about to start a 12 to 15 mth construction project that will generate noise and traffic for that period.

- Noise - during construction
 - filters blowers inside acoustically treated building. Centrifuges are located away from neighbours over contour of hill, adjacent to Transgrid
- Gadagi Trees on corner – these will be retained.
- Accessing the Karangi Red Hill pipeline through private property. Pipeline moved further east away to edge of their property – no trees will be affected.
- Industrial look of plant- working with architects and will undertake extensive landscaping as soon as land purchase finalised.
- Loss of property value –
- Access to plant is on dangerous corner – Alliance will improve sight lines around the corner by shaving off some of the embankment.

Communications

18/07/06	Letterbox drop to all households in area of potential site investigations (23 households)
18/07/06	Angela O’Brien spoke at household 2 regarding the Water Treatment Plant and investigations at various possible sites.
3/08/06	Mailout to all households in area as to the preferred site for WTP (23 households)
08/08/06	Spoke with household 1 by phone, they had been in Brisbane for nine weeks.

11/08/06	Angela O'Brien visited household 4 , talked through the proposed design, noted their concerns, forwarded these to design engineers.
11/08/06	Angela O'Brien visited household 3 , talked through the proposed design, noted their concerns, forwarded these to design engineers. Left possible design overlay on aerial map and info sheet
14/08/06	Mailout to household 1 in Brisbane with latest site layout plan, followed up with ph call.
15/08/06	Angela O'Brien visited household 2 , talked through the proposed design, noted their concerns, forwarded these to design engineers. Left possible design overlay on aerial map and info sheet
17/08/06	Angela O'Brien visited household 5 , discuss site layout and asked for feedback
04/09/06	Simon Thorn, Glenn O'Grady, Angela O'Brien visited household 1 . Talked through concerns and will incorporate in design and operation of plant.
8/09/06	Simon Thorn, Glenn O'Grady, Angela O'Brien visited household 2. Talked through concerns and will incorporate in design and operation of plant.
15/09/06	Glenn O'Grady, Angela O'Brien visited household 4. Talked through concerns and will incorporate in design and operation of plant.

Attachment 6
Completed Major Projects Application Form



1 Major Projects application

Date received: ___/___/___

Project Application No. _____

1.1 Before you lodge

This form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your Project. A Planning Focus Meeting (PFM) may need to be held to identify the matters to be assessed in the Environmental Assessment. The PFM would involve the Department, relevant agencies, Council or other groups identified by the Department. If a PFM is required, you will need to present project details at the meeting. If a PFM is held, the Department will issue the Director General's requirements for the Environmental Assessment following the meeting.

An electronic copy of the Application must be sent to - assessment@planning.nsw.gov.au

An Application may also be lodged with the Director-General by courier or mail including an electronic version of the application.

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
DX 10181 Sydney Stock Exchange
6111 f: 02 9228 6455

t: 02 9228

1.2 Details of the proponent

Company/Organisation/Agency

Coffs Harbour City Council

ABN

79 126 214 487

First name Mr Ms/Mrs
 Dr

Glenn

Family name

O'Grady

Position

Manager of Alliance Contracting (Acting)

POSTAL ADDRESS (or mark 'as above')

Unit/street no.

Street name

Locked Bag 155

Suburb or town

Coffs Harbour

State

NSW

Postcode

2450

Email

glenn.ogradey@chcc.nsw.gov.au

Telephone

6648 4454

Fax

6648 4477

Mobile

0417 271 854

1.3 Identify the land you propose to develop

(a) STREET ADDRESS (where relevant)

Unit/street no.

140

Street or property name

Upper Orara Road

(b) SUBURB, TOWN OR LOCALITY

Karangi

Postcode

2450

(c) LOCAL GOVERNMENT AREA

Coffs Harbour

(d) STATE ELECTORATE

Coffs Harbour

(e) REAL PROPERTY DESCRIPTION (where relevant)

Lot 2 DP 1083920

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

(f) MAP OF THE LOCALITY

Attached

(g) MAP OF THE SITE

Attached

1.4 Proposed Major Project – Description and other Requirements

Provide a brief title for your Project.

Coffs Harbour Water Treatment Plant and associated works

PROJECT APPROVAL

If you are applying for a **project approval**, include in the project title all significant components for which approval is being sought. If the application relates to only part of a Project, the title of the project should relate the part for which approval is being sought.

Is the application for a Project approval?

Yes No

Does the application related only to a part of a Project?

Yes No

CONCEPT APPROVAL

If you are applying for a concept approval, include all components for which approval “in concept” is being sought. If the application relates to approval of Project, the title of the project should relate the part for which approval is being sought.

Is the application for a Concept approval?

Yes No

Is a project application being made concurrently for an approval of part of the site?

Yes No

1.5 Project Description

ESTIMATED PROJECT CAPITAL INVESTMENT VALUE

Please indicate capital investment value of the project including plant and equipment but excluding the land value.

> \$32million

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

40

Operational jobs (full-time equivalent)

4

You are also required to provide a Project Description (based on the outline in Schedule 1 attached) and address any matters required by the Director-General in accordance with s75E of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description addressing matters in Schedule 1 attached:

Yes No

Does the Project Description include any additional matters required by the Director-General under s75E of the Act?

Yes No

Note: An electronic copy is required as all applications must be provided on the Department’s website. You should contact the Department on the correct electronic format. Eight (8) copies of all paper documents (including plans) are required.

1.6 Approvals from state agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the *Roads Act 1993*

1.7 Application fee

You are required to pay a fee for the assessment of a Major Project. This fee is based on the estimated cost of the Major Project.

Usually the fee is payable prior to the exhibition of the Environmental Assessment. However, the Department may require you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine if a proportion to be paid.

1.8 Privacy

Under Section 75X(2) of the Act the Director-General is required to make publicly available all applications to carry out projects. This application form, along with other documents identified under Section 75X(2), is to be posted on the Department of Planning's website.

The personal information you provide in this form will be treated in accordance with the *Privacy and Personal Information Protection Act 1998*, under which you have rights of access and correction. Your personal information will be used for assessing and processing your application and will be disclosed to public authorities and other parties as required.

For full privacy details relating to this application, refer to the Department's privacy statement at <http://www.planning.nsw.gov.au/aboutus/privacy.asp>

1.9 Notification or Landowner's Consent

A. LANDOWNERS CONSENT: Where landowners consent is required under Clause 8F of the *Environmental Planning and Assessment Regulation 2000*, a Major Project cannot be determined without having the signature of the owner of the land.

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the Proponent:

Land

N/A

Signature

Name

Date

Land

Signature

Name

Date

B. NOTIFICATION WHERE LANDOWNERS CONSENT NOT REQUIRED

(a) For Linear projects and Mining or petroleum projects

Newspaper(s) where notice to be advertised

N/A

Proposed date(s)

(b) For Critical Infrastructure projects and other cases

Landowner(s) to be notified

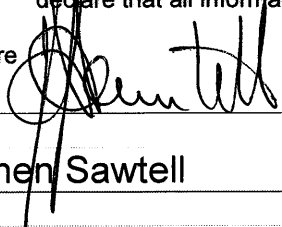
Proposed date

1.10 Proponent's Signatures

As the proponent(s) of the proposed Major Project and in signing below, I/we hereby:

- provide a description of the proposed Project and address all matters required by the Director-General pursuant to Section 75E of the Act, and
- apply, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, for the Director-General Requirements for the Environmental Assessment pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979*, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Stephen Sawtell

Date

Company/Organisation/Agency

Coffs Harbour City Council

Position

General Manager

Schedule 1 – Project Description Report

The following preliminary information must accompany the Project Application. The purpose is to provide sufficient information to assist in the preparation of the Director General's requirements for the Environmental Assessment of the project. It is recognised that at this stage of the project development, many of the elements of the project may be at a conceptual stage, and may change as the details of the project specifications are refined as part of the assessment process.

1. Project Description

Provide an overview of the project including

- (a) the location with a map identifying the site
- (b) a written and graphical description of the project and any ancillary components with relevant preliminary plans including:
 - the proposed layout
 - the proposed land uses
 - the proposed size and scale of the project components
 - accessibility and interrelationships with the surrounding area
 - any open space or infrastructure implications.

2. Planning provisions applying to the site

- (a) Overview of the planning provisions applying to the site
- (b) Identify whether the project is permissible under the prevailing EPIs
- (c) Identify whether the project is consistent with relevant performance criteria or standards in EPIs, DCPs or other policies

3. Preliminary Assessment to identifying potential Key Issues

The Preliminary Assessment should identify:

- (a) Any provisions of the Metro Strategy or regional strategies that may have significant implications for the Project
- (b) Any opportunities or constraints associated with relevant EPIs or other relevant planning documents applying to the site
- (c) Any opportunities or constraints associated with past use of the site or from the characteristics of the location
- (d) Overview of any potential environmental (biophysical, social or economic) impacts associated with construction, operation or occupation of a project and likely environmental risks
- (e) The views, if known, of other agencies, local council and the community
- (f) A summary of what, in the proponents view, are likely to be the **Key Issues** to be assessed to provide appropriate information:
 - for the development of a 'statement of commitment' for the management of impacts from the design, construction and operation of the project; and
 - for the Minister to make a determination in relation to the project application.