

Our Reference: **TRIM 2314 SP:SP**

NSW Department of Planning and Infrastructure
Major Projects Assessment
GPO Box 39
SYDNEY NSW 2001

22 February, 2012

Attention: Belinda Scott

APPLICATION NO. 1997-01-15 MOD 3 – PICTON SEWERAGE SCHEME MODIFICATION 3 – SCHEME BOUNDARY ADJUSTMENT

Thank you for the opportunity to make a submission in response to the abovementioned application. Council supports the application subject to the following:

1. Replacement of mapped servicing boundary with assessment criteria

Council requests the determination of the modification of consent include deletion of the mapped servicing boundary. The boundary should be replaced with a set of criteria for assessment to determine sites eligible for connection to reticulated sewer services provided from Picton Sewerage Treatment Plant (STP). Criteria will allow for potential servicing to sites not necessarily confined to those mapped in the Assessment Report and will avoid the need to repeat the modification of consent if and when new sites are granted development consent or Planning Proposals are finalised for new urban development.

Council recommends the criteria for assessment include:

- *a willingness to comply with Sydney Water's connection requirements*
- *a current development consent obtained under the Environmental Planning and Assessment Act, 1979; and*
- *that the connection does not exceed the operating capacity and licensing conditions of the Picton STP.*

2. Other recommended conditions

Council recommends new conditions be imposed on the modified consent to incorporate the following:

- that the detailed design specifications for the upgraded and new Sewerage Pumping Stations (SPSs) shall demonstrate that the area of land to be allocated (by way of easement or property acquisition or similar) is sufficient to contain:
 - appropriate buffer and separation distances, and
 - landscapingto protect the visual and acoustic amenity of adjoining and nearby residential properties. This is to be demonstrated to, and approved by, the consent authority prior to the issue of a Construction Certificate.

- that a Construction Environmental Management Plan (CEMP) be submitted to the consent authority and that the consent authority approve that plan prior to the issue of a Construction Certificate. The CEMP is to include and elaborate on the recommendations of the:
 - Terrestrial Flora and Fauna Assessment Picton Sewerage Scheme Boundary Modifications prepared by Biosis Research dated 23 March 2011 Project Reference No.12711; and
 - The Picton Sewerage Scheme Boundary Modifications – Noise and Vibration Assessment prepared by Parsons Brinckerhoff dated 20 April 2011 Report Reference No.2117209A Revision B
- That a minimum four (4) weeks prior to the commencement of construction works all potentially affected residents and landowners are provided with written information about the Construction Works, CEMP and Construction Noise and Vibration Management Plan (CNVMP) and provided with contact details for directing all enquiries and comments in relation to the construction projects in their locality.

3. Corrections to Assessment Report

Council notes the Growth Areas mapped in Figures 2, 3, 4 and 5 to the Assessment Report prepared by Sydney Water and submitted with the application require correction. The correct "growth areas" are shown in Attachments to this letter. Council has advised Sydney Water direct of the need for these corrections.

4. Picton Bypass Route

Council notes that one option in planning for a future Picton bypass road involves a route through the site of the Picton STP and associated 'farm'. Council will be further considering options for overall traffic management in the Picton locality and notes that the modification of consent does not prevent potential future negotiations with Sydney Water in relation to a possible bypass route.

Should you have any further questions regarding this letter please contact Senior Strategic Planner Sophie Perry direct on Phone 4677 1151 or email sophie.perry@wollondilly.nsw.gov.au

Yours sincerely,



Peter Wright
Manager
STRATEGIC PLANNING UNIT

ATT. FIGURES 1 TO 7 PICTON TAHMOOR THIRLMERE NEW URBAN PRECINCTS MAPS