

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, under delegation from the Minister enforced from 1 October 2011, the Planning Assessment Commission of NSW (the Commission) determines:

- (a) to approve the concept plan referred to in Schedule 1, subject to the modifications in Schedule 2;
- (b) under section 75P(1)(b) of the *Environmental Planning & Assessment Act 1979* (EP&A Act), development the subject of the concept plan, excluding the Stage 1 Project, that is no longer a project to which Part 3A applies by operation of Schedule 6A to the EP&A Act and that is:
 - i. by operation of an environmental planning instrument (EPI), permissible with development consent is subject to Part 4 of the EP&A Act;
 - ii. by operation of an EPI, permissible without development consent is subject to Part 5 of the EP&A Act; and
 - iii. that is specified in an EPI as exempt development is subject to section 76 of the EP&A Act;
- (c) under section 75P(2)(c) of the Act:
 - i. where development is subject to Part 4 of the EP&A Act (other than complying development), that development is subject to the further environmental assessment requirements specified in Schedule 2 of this approval, and
 - ii. where development is subject to Part 5 of the EP&A Act, that development is subject to the further environmental assessment requirements specified in Schedule 3 of this approval.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2011

File No: 10/04970

SCHEDULE 1

Application No.:

MP 08_0236

Proponent:

CIC Australia Limited

Approval Authority:

Minister for Planning and Infrastructure

Land:

See Appendix 2.

Project:

The Googong Township Water Cycle Project as shown in Appendix 1, including:

- a Water Recycling Plant to treat sewage from the Googong Township to a standard suitable for non-potable urban re-use and discharge to the environment;
- reservoirs for recycled and potable water;
- pumping stations (including sewage, bulk water and recycled water pumping stations); and
- rising and distribution mains for sewage, recycled water and potable water.

DEFINITIONS

EP&A Act	<i>Environmental Planning and Assessment Act, 1979</i>
Concept Plan	The Concept Plan that is the subject of this approval.
Department	Department of Planning and Infrastructure
Director-General	Director-General of the Department of Planning and Infrastructure (or delegate).
EA	<i>Googong Township Water Cycle Project Environmental Assessment</i> , dated November 2010 and prepared by Manidis Roberts, including the Submissions Report.
Project	Development as described in the Concept Plan (including development to be assessed under Part 4 and Part 5 of the EP&A Act).
Project Approval	Approval granted for a project in accordance with the EP&A Act (including an approval or consent under Part 4 or Part 5 of the EP&A Act), and associated with this Concept Plan.
Statement of Commitments	Concept Plan and Project Application Statement of Commitments identified in the Submissions Report.
Stage 1 Project	The development described in the application and EA including the pre-construction, construction, commissioning and operation of water-related infrastructure to service the first stage of the township (Neighbourhood 1A, up to an Equivalent Population (EP) of 3600, including: <ul style="list-style-type: none">• a potable water storage and distribution system;• a sewage collection network to transfer waste flows to a water recycling plant; and• a recycled water storage and distribution system for non-potable reuse within the township.
Submissions Report	<i>Googong Township Water Cycle Project Environmental Assessment Submissions Report</i> , dated May 2011 and prepared by Manidis Roberts
Subsequent Stages	Subsequent stages of the Concept Plan to be assessed under separate project applications, comprising: <ul style="list-style-type: none">• staged expansion of the water recycling plant and bulk water pumping station;• decommissioning of the temporary reservoir site constructed under Stage 1;• construction of a permanent reservoir site off Old Cooma Road in the south-west of the project site;• construction of sewage pumping stations 3 and 4.• staged construction of mains pipework to service the entire Googong Township, comprising of: rising mains for sewage, recycled water and potable water; and distribution mains, connecting the recycled water and potable water reservoirs to the township.

SCHEDULE 2

TERMS OF CONCEPT PLAN APPROVAL

- 1.1 The Proponent shall carry out all related projects generally in accordance with the:
 - (a) Major Project Application 08_0236;
 - (b) EA;
 - (c) Submissions Report; and
 - (d) the terms of this approval.
- 1.2 In the event of an inconsistency between:
 - (a) this Concept Plan approval and any document listed in 1.1(a) to 1.1(c) inclusive, this Concept Plan approval shall prevail to the extent of the inconsistency; and
 - (b) any documents listed in 1.1(a) to 1.1(c) inclusive, the most recent document shall prevail to the extent of the inconsistency.
- 1.3 If there is any inconsistency between this Concept Plan approval and any related project approvals, this Concept Plan approval shall prevail to the extent of the inconsistency.
- 1.4 The Proponent shall comply with any reasonable requirements(s) of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans or correspondence that are submitted in accordance with this Concept Plan approval or any related project approvals; and
 - (b) the implementation of any actions or measures contained in these reports, plans or correspondence.
- 1.5 To avoid any doubt, this Concept Plan approval does not permit the construction or operation of any projects associated with the Googong Township Water Cycle Project. Construction or operation cannot commence on any development associated with this Concept Plan unless a separate planning approval has been granted in relation to that project.
- 1.6 The Proponent may, with the Director-General's agreement, elect to meet the conditions of approval of multiple projects associated with this Concept Plan in a single consolidated manner (including through a consolidated plan or other document). In this case, the Proponent shall clearly demonstrate how the requirements of each project approval as well as the requirements of this Concept Plan approval have been addressed in the consolidated plan or document.

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

- 2.1 Pursuant to section 75P(2)(c) of the EP&A Act, the following environmental assessment requirements apply with respect to any future development that is subject to Part 4 or Part 5 of the EP&A Act (which are not exempt or complying development), for the subsequent project stages:
 - a) a detailed project description, including the design and location of ancillary infrastructure (including access roads and temporary construction compounds) and its relationship to the approved concept and approved project stages;
 - b) an assessment of relevant statutory matters including land zoning, permissibility and consistency with the objects of the EP&A Act;
 - c) a demonstration that the project is consistent with the requirements of this Concept Plan approval and generally consistent with the scope and intent of the Concept Plan and environmental impacts outlined in the documents under condition 1.1 of this approval;
 - d) a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;
 - e) a description of the measures that would be implemented to avoid, minimise and, if necessary, offset the potential impacts of the project, and ensure that the project is in the public interest;
 - f) an assessment of the consistency of the potential impacts and proposed mitigation measures with the management plans approved under the Stage 1 Project and subsequent stages;
 - g) a detailed project-specific statement of commitments;
 - h) assessment of the following key issues considering all components of the project (including temporary construction facilities) and cumulative impacts from other projects associated with the Concept Plan:

- **Surface Water** – including potential water quality impacts on local creeks and rivers and impacts on surface water flows, as a result of construction and operation of the project;
 - **Soils and Landscape** – including potential soil contamination, erosion risks, irrigation and rehabilitation;
 - **Groundwater** – including potential impacts on local recharge levels, contamination risks, groundwater mounding, isolated waterlogging of soils and impacts on groundwater quality;
 - **Flora and Fauna** – including terrestrial riparian and aquatic, with accurate estimates of vegetation disturbance associated with the project;
 - **Heritage** – both Aboriginal and non-Aboriginal, including an assessment of Aboriginal sites affected by the proposed development, their cultural value and the significance of these values for Aboriginal people;
 - **Human Health** – including impacts arising from the application of recycled water and discharges of wastewater and recycled water.
 - **Waste Management** – including the likely waste quantities and qualities generated during the construction (including spoil generation) and operation of the project;
 - **Hazards and Risk** – including details of hazardous materials used or kept on the premises during the construction and operation phases of the project;
 - **Air Quality** – including dust and odour impacts;
 - **Noise and Vibration** – including construction and operation noise impacts in the context of planned urban development in the area;
 - **Visual Amenity** – an assessment of the impact of the project on visual amenity, including future sensitive receptor areas, including residential; and
 - **Traffic and Access** – including details of transport routes to and from construction and operational sites and associated impacts to existing activities, including safety impact;
- i) evidence of an appropriate level of consultation with (but not necessarily limited to) the following parties, including identification of the issues raised and how these have been addressed in the assessment:
- Commonwealth Department of Sustainability, Environment, Water, Population and Communities;
 - Office of Environment and Heritage (including its Heritage Branch);
 - Department of Primary Industries (including the NSW Office of Water);
 - Department of Trade & Investment, Regional Infrastructure & Services (including its Primary Industries Division);
 - Roads and Traffic Authority;
 - Queanbeyan City Council;
 - Palerang Council;
 - relevant service providers; and
 - property owners and the local community; and
- j) the environmental assessment of the project must take into account relevant State Government guidelines, policies and plans; and
- k) the assessments of the subsequent project stages shall take into account, but not limited to the following guidelines, as relevant:
- *National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC 2000);
 - *National Water Quality Management Strategy - Australian Guidelines for Water Recycling: Managing Health and Environmental Risks* (Natural Resource Management Ministerial Council, Environment Protection and Heritage Council and Australian Health Ministers' Conference, 2006);
 - *Environmental Guidelines: Use of Effluent by Irrigation* (DEC, 2004);
 - *NSW Industrial Noise Policy* (EPA, 2000);
 - *Interim Construction Noise Guidelines* (DECC, 2009);
 - *Environmental Noise Management - Assessing Vibration: a Technical Guideline* (DECC, 2006);
 - *Environment Criteria for Road Traffic Noise* (EPA, 1999);
 - *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (DEC, 2005);

- *Assessment and Management of Odour from Stationary Sources in NSW* (DEC, 2006); and
- *Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW* (DEC, 2006).

COMMUNITY INFORMATION

PUBLICLY AVAILABLE INFORMATION

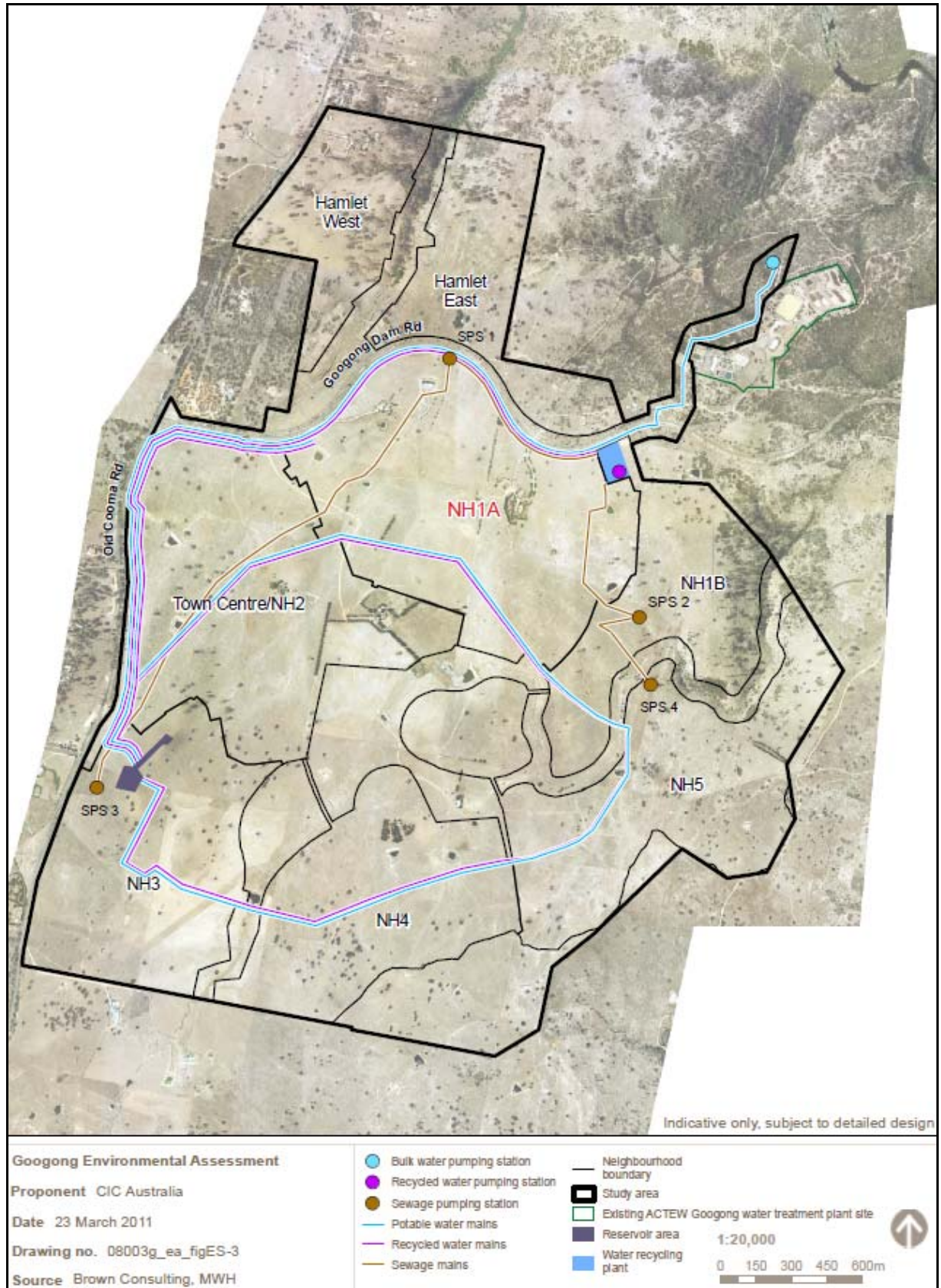
3.1 Subject to confidentiality, the Proponent shall make all documents required under this approval available for public inspection on request.

PROVISION OF ELECTRONIC INFORMATION

3.2 Prior to the commencement of construction of any projects associated with this Concept Plan approval, the Proponent shall establish a dedicated website or maintain dedicated pages within its existing website for the provision of electronic information associated with the project. The Proponent shall publish and maintain up-to-date information on this website or dedicated pages including, but not necessarily limited to:

- (a) the status of the project;
- (b) a copy of this approval and any future project approvals and modifications to these approvals;
- (c) a copy of each relevant environmental approval, licence or permit required and obtained in relation to the project;
- (d) a copy of each approved plan, report, or monitoring program required by this approval and associated project approvals;
- (e) a summary of the monitoring results of the project, which have been reported in accordance with the various plans and programs approved under this approval and associated project approvals; and
- (f) details of the outcomes of compliance reviews and audits of the project, to the satisfaction of the Director-General.

APPENDIX 1 CONCEPT PLAN LAYOUT



**APPENDIX 2
SCHEDULE OF LAND**

Lot	DP
6	255492
12	1164687
14	1164687
15	1164687
13	754881
14	754881
PT 1	1149329
10	754881
11	754881
12	754881
15	754881
1	255492
7	592796