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OFFICER	ACTION	INFO
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Ref: 11323-a2
 Your Ref: LUA11/1092

The General Manager
 Wingecaribbee Shire Council
 DX 4961
 BOWRAL

Attention: Michael Carpenter

Dear Sir

**Subject: Sydney Drinking Water Catchment SEPP
 DA No LUA11/1092; Lot 3 DP 1108992; Donkin Avenue, Moss Vale**

I refer to your letter received 9 December 2011 and an amended application received 1 May 2012 requesting the concurrence of the Chief Executive under Clause 11 of the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) with a proposal for the construction of an aquatic centre on the existing Moss Vale swimming pool site.

The SCA notes that the aquatic centre is to be constructed within the existing Moss Vale swimming pool site. The existing outdoor pool infrastructure will be demolished and the development will now include a new 81-space car parking area adjacent to Kirkham Street. The SCA has previously provided concurrence advice on the original aquatic centre proposal which included a 42-space car park (letter dated 30 March 2012).

The subject property, which has been inspected by the Sydney Catchment Authority (SCA), is located within the Warragamba catchment which forms part of Sydney's water supply.

The following documents have been considered in the assessment of the application:

- a Statement of Environmental Effects (dated 18 April 2012) and associated Site Plans (dated 1 December 2011) prepared by Facility Design Group - Architects, and
- an amended MUSIC Modelling Report #2a (dated 16 May 2012), associated MUSIC stormwater quality modelling (amended 15 May 2012), and Concept Stormwater Drainage Plan and Stormwater Details (dated 16 May 2012) all prepared by Eclipse Consulting Engineers.

This advice replaces the SCA's previous concurrence advice dated 30 March 2012.

Based on the SCA's site inspection and the information provided, the proposed development has been assessed by the SCA as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented. The Chief Executive would therefore concur with Council granting consent to the amended application subject to the following replacement conditions being imposed:

General

1. The site layout and works shall be implemented as specified in the Statement of Environmental Effects (dated 18 April 2012) and shown on the Site Plans (Moss Vale Aquatic Centre (Job No. 176; Dwg. No. A01- A04; dated 1/12/11) prepared by Facility Design Group - Architects; and the Concept Stormwater Drainage Plan and Stormwater Details (Job No. 7604; Dwg. Nos. C04-F & C05-F; dated 27 April 2012 and 16 May

2012 respectively) prepared by Eclipse Consulting Engineers Pty Ltd, except where modified by these conditions. Any revision to the site layout or external works shall be agreed to by the Sydney Catchment Authority.

Reason for Condition 1- The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Demolition of Existing Pool Infrastructure

2. Any demolition material resulting from this development shall be either recycled and reused on-site, or disposed of to a recycling facility or a licensed waste disposal facility.

Reason for Condition 2- To ensure any demolition activity or demolition debris does not adversely affect water quality.

Stormwater Management

3. The stormwater drainage system consisting of pits, pipes, filter baskets, bioretention basins, stormwater filtration system and all stormwater treatment and management measures shall be implemented as specified in the amended MUSIC Modelling Report #2a (dated 16 May 2012), and the Concept Stormwater Drainage Plan and Stormwater Details (Job No. 7604; Dwgs. Nos. C04-F & C06-F; dated 27 April 2012, and Drawing C05-F; dated 16 May 2012) all prepared by Eclipse Consulting Engineers Pty Ltd, except where varied by the following conditions.
4. The access driveways and the car parking area at the proposed Aquatic Centre shall be constructed in accordance with the Carpark Pavement Plan & Details (Proj. No. 7604; Dwg. No. C07-E; dated 27 April 2012, and Dwg. No. C08-E; dated 16 May 2012) prepared by Eclipse Consulting Engineers Pty Ltd.
5. Stormwater runoff from the access driveways and the car parking area north of Donkin Street shall be directed via eleven pits incorporating filter baskets (Enviropod Series 200 or Sydney Catchment Authority approved equivalent).
6. All site stormwater drainage north of Donkin Street, including rainwater tank overflow, shall be directed to a stormwater filtration system (Stormfilter 360 with a minimum of six 460mm cartridges, or a Sydney Catchment Authority approved equivalent) before discharge to Council's stormwater drainage system.
7. All stormwater drainage from the car parking area south of Donkin Street shall be directed to two bioretention basins located as shown on the Concept Stormwater Drainage Plan and Stormwater Details plan.
8. The bioretention basins shall be designed in accordance with Section 5.3.1 and 5.3.2 of the MUSIC Modelling Report #2a (dated 16 May 2012) prepared by Eclipse Consulting Engineers Pty Ltd, in particular as elaborated or varied by the following specifications and requirements:
 - the design shall be consistent with the *Adoption Guidelines for Stormwater Bio-filtration Systems* (FAWB 2009)
 - the basins shall have a minimum combined filter area of 62 square metres
 - the basins shall have an extended detention depth of 100mm
 - the kerb openings directing car park runoff to the basins shall have litter traps
 - the filter media (excluding any rock mulch or any transition and drainage layers) shall have a minimum depth of 600mm above the underdrain
 - the filter media shall consist of a clean sandy loam (with a hydraulic conductivity of less than 300mm/hour), an orthophosphate concentration of less than 10 mg/kg and a total nitrogen concentration less than 600mg/kg

- the systems shall incorporate a saturated/anoxic zone of 300mm below the underdrain, which shall consist of a clean medium to coarse sand incorporating 5% by volume of hardwood chips
- all overflow and discharge from the bioretention systems shall be directed to Council's stormwater system along Kirkham Road
- the bioretention systems shall be permanently protected from vehicular damage by slotted kerbs, guard rails or similar permanent structures, with signs to be erected to advise of their nature and purpose of its water quality management function, and
- the bioretention systems shall be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.

Rainwater Tanks

9. A rainwater collection system shall be installed to collect roof runoff from the main Aquatic Centre roof consistent with the following specific requirements:
 - rainwater tanks with a minimum combined capacity of 50,000 litres shall be installed
 - building roofs and gutters shall be designed such that all roof runoff from the main pool hall and ancillary areas is captured in the rainwater tanks
 - the rainwater tanks shall be plumbed to toilets, hot water systems and other areas of non potable use including pool balance tanks and landscape irrigation, and
 - rainwater tank overflow shall be directed to the site stormwater filtration system.
10. Any variation to stormwater treatment and management shall be agreed to by the Sydney Catchment Authority.

Operational Environmental Management Plan

11. An Operational Environmental Management Plan showing the stormwater management system layout, detailing the nature of each of the elements, and identifying the requirements and responsibilities for the inspection and maintenance of all stormwater structures, including rainwater tanks, pits and pipes, filter baskets, litter traps, bioretention basins, and stormwater filtration system shall be developed in consultation with the Sydney Catchment Authority prior to the opening of the facility.

Reason for Conditions 3 to 11 – To ensure that the stormwater quality management works associated with the development are designed and maintained so as to have a sustainable neutral or beneficial impact on water quality over the longer term.

Construction Activities

12. A Soil and Water Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans, for all works proposed or required as part of the development, **including** demolition works. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book".
13. Effective erosion and sediment controls shall be installed prior to any construction activity including site access, and shall prevent sediment or polluted water leaving the site or entering any stormwater system. The controls shall be regularly maintained and retained until works have been completed and groundcover established.

Reason for Conditions 12 & 13 – To manage adverse environmental and water quality impacts during the construction stage of the development and to minimise the risk of erosion, sedimentation and pollution within or from the site during this construction stage.

Under the SEPP, Council must provide the Authority with a copy of its determination of the application within 10 days.

If you wish to discuss this matter further please contact Neil Cowley on 4886 9417.

Yours sincerely



MALCOLM HUGHES
Manager Planning and Assessments

12/5/12