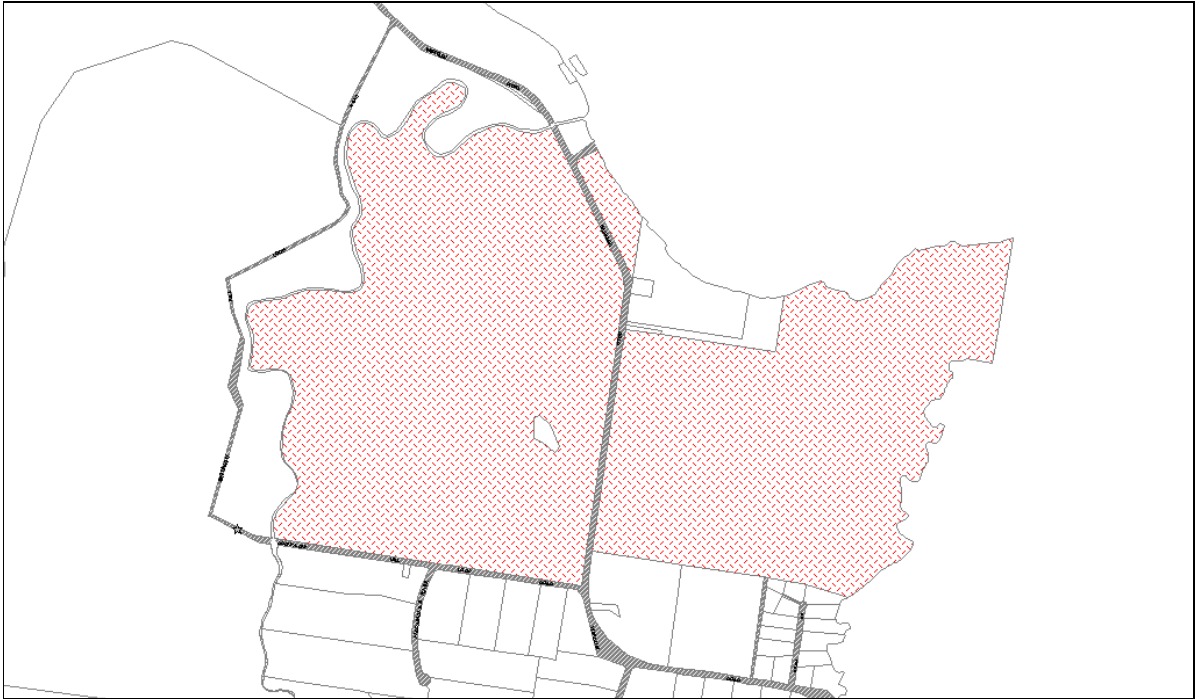


## Report to the South West Sydney Regional Planning Panel

JRPP No.	2012SYW101
DA No.	010.2011.010.00000273.001 (Application to Modify Consent No. 010.2011.00000273.002)
Site	Lot: 104 DP: 866109, 335 Werombi Road BROWNLOW HILL
Proposal	Construction of a new three (3) storey building for teaching and research for the Centre of Carbon, Water and Food at the University of Sydney Camden Campus
Applicant	The University of Sydney

## MAPS OF THE SUBJECT LAND



Map showing the subject land

# SECTION 96 ASSESSMENT

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979 (AS AMENDED)

---

## APPLICATION DETAILS

**File No:** 010.2011.00000273.001  
**Subject Land:** Lot: 104 DP: 866109, 335 Werombi Road BROWNLOW HILL

### Description of Development:

Construction of a new three (3) storey building for teaching and research for the Centre of Carbon, Water and Food at the University of Sydney Camden Campus

**Applicant:** The University of Sydney  
**Owner:** University Of Sydney Properties Office Camden

**Zone:** SP1 Special Activities

---

## HISTORY

**Date of Original Consent:** 30 August, 2011  
**Date of Application for Modification:** 12/07/2012  
**Other history (if relevant):**

The original Development Application was determined by the Joint Regional Planning Panel (JRPP) as it constituted Crown Development with a Capital Investment Value (CIV) over \$5 million.

The application to modify consent was lodged under Section 96(2) of the Environmental Planning and Assessment Act 1979 and is therefore also required to be determined by the JRPP.

## S96(2) APPLICATION DETAILS

### Details of Modification Sought:

The application proposes to modify condition 11(4) in the consent. The condition currently states the following:

*"(4) Wastewater from the development shall be managed and disposed of in accordance with the Design Brief and Scope of Works for Camden Sewage Treatment Plan (STP) Upgrade project, prepared by University of Sydney, dated April, 2011 and submitted in respect of Development Application No. 010.2011.00000273.001. All relevant upgrades to the existing system shall be carried out prior to the occupation or use of the building."*

The application proposes to amend the condition to allow the Centre for Carbon Water and Food (CCWF) building to be occupied prior to the upgrade of the existing Camden STP.

**Reasons why modification sought:**

The applicant has provided the following reasons for the proposed modification:

*"The Section 68 Application for the upgrade to the existing Camden STP is currently before Council. As such, work has not yet commenced and the project is forecast to be completed after the CCWF project is completed."*

*Should the section 96(2) application be approved, it is proposed to connect the CCWF building into the existing STP which is currently operating, however, not at a suitable level for proposed future loads. It is intended that this connection be temporary until the new sewage treatment plant is constructed and commissioned."*

**ASSESSMENT**

**Section 96(2) Modification**

The application seeks to modify the development consent as described above.

**REFERRALS**

**Internal**

Referral	Comment
Environmental Health Officer	No objections subject to conditions

**External:**

None required.

**NOTIFICATION**

**Notification required?**

Not required

**Number of submissions:**

Nil (0)

**Consideration of submissions:**

Submitter Comment	Assessor Comment
N/A	N/A

**ASSESSMENT**

**Is the consent current?**

Yes

**Is the proposal substantially the same development?**

Yes

**Does the modification require consultation with the relevant Minister or another public authority or approval body?**

No

**Has the application been notified in accordance with the regulations?**

Not required

**Consideration of submissions:**

N/A

**Consideration of relevant Section 79C matters:**

**Wollondilly Local Environmental Plan 2011**

Clause	Comment
<b>Part 7 Additional Local Provisions</b>	
7.1 Essential Services	<p>A Wastewater Report was submitted as part of the application to modify consent which identified that the existing sewage treatment plant at the University of Sydney Camden Campus has an estimated life expectancy (without desludging the lagoon or upgrading the STP) of 6-9 months before odours become a problem.</p> <p>The report was considered to be satisfactory in demonstrating that the existing STP on the site is capable of managing flows in the short term until the new STP upgrade project is commenced.</p> <p>Advice has been received from the applicant who states that the works for the STP upgrade have been tendered and that the upgrade is ready to commence immediately upon approval of the Section 68 Application. The works have been confirmed as a 12 week construction period upon approval of the Section 68 Application.</p> <p>It is therefore appropriate that the condition be modified to require the STP upgrade works to be carried out within six (6) months of the commencement of use of the CCWF building. The existing STP would be sufficient to service the CCWF</p>

	building for the first six (6) months of occupation.
--	--

## RECOMMENDATION

That the condition of consent No. 11(4) be modified to read as follows:

*"11(4) Within the first six (6) months of the commencement of the use of the Centre for Carbon, Water and Food Building, wastewater from the building shall be directed to the existing Sydney University Camden Campus Sewage Treatment Plant.*

*At the conclusion of the first six (6) months of the commencement of the use of the Centre for Carbon Water and Food Building, wastewater from the development shall be managed and disposed of in accordance with the Design Brief and Scope of Works for Camden Sewage Treatment Plan (STP) Upgrade project, prepared by University of Sydney, dated April, 2011 and submitted in respect of Development Application No. 010.2011.00000273.001. All relevant upgrades to the existing system shall be completed within (6) months of the commencement of use of the Centre for Carbon, Water and Food Building."*