

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Wollondilly Shire Council** on **Wednesday 8 October 2014 at 1.00 pm**

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Lindsay Fletcher, Luke Johnson and Col Mitchell

Apologies: Nil

Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYW037 - Wollondilly, DA010.2014.00000042.001, Staged construction of a Sewerage Treatment Plant (STP), Water Recycling Scheme (WRS) with Sewer Rising Main (SRM), 150 Condell Park Road, Wilton, Kirkwood Chase, Wilton.

Date of determination: 8 October 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed infrastructure facilities are required to provide water and sewage services to the Bingara Gorge Estate approved by Council on 15th March 2006, and installs an element of the associated Masterplan adopted to guide that developments implementation
2. The proposed development responds to the requirements of a Voluntary Planning Proposal entered into with the Minister for Planning
3. The facility will provide sewerage services to a number of dwellings in addition to the Bingara Gorge Estate
4. Upon satisfaction of the deferred development consent provisions the proposed development will meet the requirements of the relevant government agencies, and accordingly will not cause unacceptable environmental impacts
5. In consideration of the conclusions contained in 1 – 4 above the Panel considers the approval of the proposed development is in the public interest

Reasons/Conditions: The development application was approved subject to the conditions in the Council Assessment Report and conditions as amended at the meeting, as follows:

Deletion of deferred commencement condition 3

Amendment of error in spelling in deferred commencement note 2 "laps" to be replaced by "lapse"

Add condition 2(3) as follows:

The Environmental Protection Licence Report is to be provided concurrently to Council with the submission of the same to the EPA.

Add condition 2(4) as follows:

The attached General Terms of Approval issued by the NSW Office of Water are included as conditions of this Consent.

Add condition 2(5) as follows:

A copy of the General Terms of Approval issued by the NSW Office of Water are to be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

Condition 18 is amended to read as follows:

18. LANDSCAPING

These conditions have been imposed to reduce the impact of any development activity on the landscape/scenic quality through vegetation works and maintenance. These landscaping conditions are designed to screen from view the development as viewed from Picton Road, Hume Highway and the broader Bingara Gorge Estate.

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Panel members:

 Paul Mitchell (Acting Chair)	 Bruce McDonald	 Lindsay Fletcher
 Luke Johnson	 Col Mitchell	

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SCHEDULE 1

1	JRPP Reference – 2014SYW037, LGA – Wollondilly Shire Council, DA010.2014.00000042.001
2	Proposed development: Staged construction of a Sewerage Treatment Plant (STP), Water Recycling Scheme (WRS) with Sewer Rising Main (SRM).
3	Street address: 150 Condell Park Road, Wilton, Kirkwood Chase, Wilton.
4	Applicant/Owner: Applicant – Solo Water Pty Ltd C/- Planit Consulting Pty Ltd, Owner – Lend Lease Communities (Wilton), Transport for NSW and Wollondilly Shire Council
5	Type of Regional development: CIV > \$5M - Private infrastructure and community facilities
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Protection of the Environment Operations Act 1997 ◦ Environmental Planning and Assessment Act 1979 ◦ State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33) ◦ State Environmental Planning Policy No 44 – Koala Habitat Protection ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy (State and Regional Development) 2001 – SEPP (State & Regional Development) ◦ Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River (No-2-1997) – (SREP 20) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Wollondilly Local Environmental Plan 2011 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Act Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report, Recommended conditions of consent, EPA General Terms of Approval, Locality Plan, Site Plan and Elevations. Verbal submissions at the panel meeting: Against – <ul style="list-style-type: none"> • Nil Support - <ul style="list-style-type: none"> • Ryan Thompson • Adam Smith
8	Meetings and site inspections by the panel: Site Inspection on 8 October and Final Briefing meeting on 8 October 2014.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report