

10 February 2021

Our Ref: 20136-a1
Your Ref: 21/0772

Nancy Sample
Manager Development Assessment
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Dear Ms Sample

**Subject: Sydney Drinking Water Catchment SEPP
DA 21/0772; Lot 12 DP 866036; 32 Lovelle Street, Moss Vale**

I refer to Council's NSW Planning Portal referral received 20 November 2020 requesting the concurrence of Water NSW under Clause 11 of *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) with a proposal for an Interim Wastewater Treatment Plant. Water NSW received additional information on 8 December 2020.

The subject property, which has been inspected by Water NSW, 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 (SEE) prepared by Premise (dated 27 October 2020)
- a Land Capability Assessment for Recycled Water Application prepared by Strategic Environmental and Engineering Consulting (dated 6 November 2020)
- a Package Wastewater Treatment System (PWTS) Assessment Report prepared by Aerofloat (Australia) Pty Ltd (dated 15 October 2020), and
- an Explanatory Letter and MUSIC stormwater quality model prepared by John M. Daly & Associates Pty Ltd (dated 14 December 2020).

Water NSW has reviewed the application documents and notes the following:

- the proposed Package Wastewater Treatment System (PWTS) is proposed as a temporary use until the planned upgrade to capacity of the Moss Vale Sewage Treatment Plant (STP) and the corresponding sewer network are completed (expected in the 2023-24 financial year)
- the proposed PWTS is designed to treat the wastewater from the equivalent population of 385 residential lots i.e. Stages 1 and 2 of the proposed Coomungie-Chelsea Gardens subdivision (subject to DA 20/0227 consisting of concept master plan for 1200-lot subdivision and Stage 1 subdivision for 178 lots with future stages of master plan subject to separate development applications)
- Water NSW has not yet received a Development Application for Stage 2 subdivision of the concept master plan therefore Water NSW has not considered connection of Stage 2 lots to the PWTS, and
- the PWTS is proposed to be constructed in three separate stages. The capacity of each successive stage of the PWTS does not correspond to the sub-staging of Stage 1 of the subdivision (DA 20/0227).

These matters have been addressed in conditions below.

Water NSW has assessed, based on the site inspection and the information provided, that the proposed development can achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW would therefore concur with Council granting consent to the application subject to the attached conditions.

Under Clause 11 of the SEPP, Council must provide Water NSW with a copy of its determination of the application within 10 days of the determination.

If you wish to discuss this matter further, please contact Miles Ellis via email at environmental.assessments@waterNSW.com.au

Yours sincerely

A handwritten signature in black ink that reads "Girja Sharma". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

GIRJA SHARMA
Catchment Assessments Manager

**Subject: Sydney Drinking Water Catchment SEPP
 DA 21/0772; Lot 12 DP 866036; 32 Lovelle Street, Moss Vale**

General

1. The site layout, staging and works shall be as specified in the Statement of Environmental Effects prepared by Premise (dated 27 October 2020), detailed in the Package Wastewater Treatment System (PWTS) Assessment Report prepared by Aerofloat (Australia) Pty Ltd (dated 15 October 2020), and shown on the Context Plan for On-Site Wastewater Treatment System (Ref. 180001S1; Sheets 2 and 4 of 4 Issue E, date 10.12.2020) prepared by John M. Daly & Associates Pty Ltd. No revised site layout, staging or works that will impact on water quality, shall be permitted without the agreement of Water NSW.

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

Wastewater Management

2. The Package Wastewater Treatment System (PWTS), including the effluent irrigation scheme shall be designed, located, and installed in accordance with the recommendations in the Package Wastewater Treatment System Assessment Report prepared by Aerofloat (Australia) Pty Ltd (dated 15 October 2020) and the Land Capability Assessment for Recycled Water Application prepared by Strategic Environmental and Engineering Consulting (dated 6 November 2020).
3. The Package Wastewater Treatment System (PWTS) shall:
 - have treatment capacities and effluent irrigation scheme constructed and commissioned in stages corresponding the sub-stages of Stage 1 of the subdivision described in DA 20/0227:

PWTS Cumulative Stage	Maximum Cumulative Treatment Capacity (kL/d)	Cumulative Effluent Irrigation Area (ha)	Commission prior to Equivalent Subdivision Certificate for Stage (subject to DA20/0277)
1	80.0	3.19	1A
2	159.4	6.36	1B

- be decommissioned as soon as adequate capacity is reached at the Moss Vale Sewage Treatment Plant to connect and receive wastewater from Stage 1 of the subdivision described in DA 20/0227.
4. No lots post-Stage 1 of the subdivision as described in DA 20/0227 shall be connected to the Package Wastewater Treatment System.
 5. Stage 3 of the PWTS shall not be constructed and commissioned until issuance of a Subdivision Certificate for Stage 2 of the proposed Coomungie-Chelsea Gardens Concept Master Plan as described in DA 20/0227.

6. The sewage pumping station, denoted SPS 1 on the Context Plan for On-Site Wastewater Treatment System (Ref. 180001S1; Sheet 2 of 4, Issue E, date 10.12.2020) prepared by John M. Daly & Associates Pty Ltd shall:
 - be installed to collect and convey sewage to the PWTS from Stage 1 and future Stage 2 of the subdivision described in DA 20/0227
 - be fitted with telemetry, have standby pumps and provision for emergency power, and
 - ensure that all electrical components of the pumping station be located above the 0.01 Annual Exceedance Probability (AEP) flood level of Whites Creek or otherwise have sealed “gatic” covers that prevent any infiltration of floodwaters into the pump well.
7. A minimum of 1,346 cubic metres of wet weather storage for treated effluent for each stage of the PWTS (total 2,692 cubic metres prior to commissioning of Stage 2 of the PWTS) be provided to allow for days when effluent irrigation is not possible due to saturated ground conditions.
8. Effluent irrigation management shall:
 - be by surface irrigation with fixed sprinkler points using quick-coupling valves or similar, with sprinklers to be rotated throughout the irrigation area or movable sprinkler systems such as pivot or linear farm irrigation systems
 - have the irrigation system designed such that different fields of the irrigation area to be utilised at any one time
 - incorporate flushing line(s) that can be returned to the inlet chamber of the PWTS
 - be hydraulically designed and clean water tested to ensure there is uniform delivery to all parts of the irrigation area, and
 - be fenced off to prevent the likelihood of livestock and/or vehicle damage.
9. Pump(s) with sufficient capacity shall be provided to ensure effective and even delivery of effluent to and throughout the irrigation area(s).
10. All effluent shall be fully assimilated within the boundaries of proposed Lot 1183 property and all sewage infrastructure shall be located within suitably defined easements.
11. These conditions of consent relating to wastewater management shall be provided to the installers of the wastewater treatment and effluent management systems.

Reason for Conditions 2 to 11 – To ensure that the package wastewater management system is appropriately designed, located, and constructed to have a sustainable neutral or beneficial effect on water quality over the longer term.

Operational Environmental Management Plan

12. An Operational Environmental Management Plan (OEMP) shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans prior to allowing the commissioning of Stage 1 of the Package Wastewater Treatment System and associated effluent irrigation scheme. The Plan shall:
 - include details on the location, nature and operation of wastewater treatment structures and effluent management areas such as sewage pump stations, storage tanks, treatment systems, chemical dosing systems, sand filters, any biosolids and management, screw press, pumps, monitoring equipment and effluent irrigation areas

- provide details about storage and management of chemicals, including spill management
 - outline the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all wastewater management structures and effluent irrigation areas, including the frequency of such activities
 - identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and procedures for managing and notification of water quality emergencies, and
 - include checklists for recording inspections, monitoring and maintenance activities.
13. Prior to allowing the commissioning of Stage 1 of the Package Wastewater Treatment System and associated effluent irrigation scheme, a monitoring program for the system including effluent irrigation scheme shall be developed by a person with knowledge and experience in the preparation of such monitoring programs. The monitoring program shall include:
- daily wastewater flow inflow
 - monthly effluent quality
 - monthly system control, including details of any exceedances of design flows.
 - irrigation schedule
 - annual soil testing
 - generation and disposal of sludge, and
 - the management measures be implemented if monitoring shows the system is not operating effectively or may be causing adverse environmental impacts.
14. Monitoring and performance reports, prepared by a person with knowledge and experience in the preparation of such reports, shall be submitted to Council and Water NSW, initially on a six-monthly basis after commissioning of Stage 1 of the system, for the first year with future requirements to be determined by system performance.
15. The package wastewater treatment system shall be monitored, maintained and managed as per the Operational Environmental Management Plan.

Reason for Conditions 12 to 15 – To ensure that the on-site wastewater management system is appropriately designed, located, constructed, and maintained to have a sustainable neutral or beneficial effect on water quality over the longer term.

Other

16. Council shall not allow commissioning of any stages of the Package Wastewater Treatment System (PWTS) until Council has received the certification from the installers and approved the relevant stage of the PWTS as being consistent with these conditions.

Reason for Condition 16 – To ensure that the development overall achieves a sustainable neutral or beneficial effect on water quality over the longer term.

Construction Activities

17. A Soil and Water Management Plan shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall:
- be developed prior to the issuance of a Construction Certificate and be to the satisfaction of Council

- meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004)
- include controls that prevent sediment or polluted water leaving the site or entering any stormwater drain or natural drainage system, and
- specify how suitable groundcover will be achieved within required timeframes delete if not relevant.

18. The Soil and Water Management Plan shall be implemented, and no works shall commence until effective erosion and sediment controls have been installed. The controls shall be regularly inspected, maintained, and retained until works have been completed and ground surface stabilised or groundcover re-established.

Reason for Conditions 17 & 18 – To manage adverse environmental and water quality impacts during the construction phase of the development to minimise the risk of erosion, sedimentation, and pollution within or from the site during this phase.