

Development Assessment Report

Panel Reference	PPSWES-119
DA Number	DA 112/2021
LGA	Cowra Shire Council
Proposed Development	Replacement water treatment plant and associated infrastructure
Street Address	Lots 1 & 2 DP 857511, Lot 11 DP 1187055, Lot 2 DP 259087, Lot 66 DP 750378, Reg Hailstone Way, Wyangala Dam
Applicant/Owner	Water Infrastructure NSW (Applicant) Crown Land (Owner)
Date of Lodgement	29 September 2021
Number of Submissions	Nil.
Recommendation	Approval subject to conditions.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposal is Crown Development and has a capital investment value of \$5.6 million. Under Clause 20 of the SRD SEPP the development is therefore considered regional development and therefore the project would be referred to the Western Regional Planning Panel for determination.
List of all relevant 4.15(1) matters	<p>Environmental Planning Instruments: s4.15(1)(a)(i)</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (State and Regional Development) 2011; • Central West and Orana Regional Plan 2036; and • Cowra Local Environmental Plan 2012.
List all documents submitted with this report for the panel's consideration	Annexure A – Statement of Environmental Effects and associated reports.

	Annexure B – Recommended Conditions of Consent.
Report prepared by	Anthony Daintith
Report date	30/11/2021

Summary of s4.15 matters Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed and relevant recommendations summarised, in the Executive Summary of the assessment report? e.g., Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	NA
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S94EF)? Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions	NA
Conditions Have draft conditions been provided to the Applicant for comment? Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the Applicant to enable any comments to be considered as part of the assessment report	YES

EXECUTIVE SUMMARY:

Reason for consideration by the Joint Regional Planning Panel:

The application must be determined by the Regional Planning Panel pursuant to Schedule 7 of *State Environmental Planning Policy (State and Regional Development) 2011*, as the proposal is for Crown Development and would have a capital investment value of \$5.6 million. Under Clause 20 of the SRD SEPP the development is therefore considered regional development and therefore the project would be referred to the Western Regional Planning Panel for determination.

Description of Proposal:

The proposal includes the following key features:

- new Water Treatment Plant (WTP) building located north of the existing WTP, adjacent to the existing raw water tanks.
- new clear water tank adjacent to the existing raw water tanks.
- new sludge handling area adjacent to the existing sludge drying beds, including wash water tank and sludge thickener.
- new pipeline between the existing raw water pipeline at the existing WTP and new WTP.
- new pipeline between the new WTP and sludge handling area.
- adjustment to pipework within the existing WTP to ensure connections to the raw water.
- pipeline and supply to the village of Wyangala.
- upgrade of the existing road from the existing WTP to the new WTP.
- upgrade of the existing power supply (subject to confirmation with Essential Energy).

The applicant has advised that construction would commence after receipt of development consent and would take approximately 12 months to complete.

Construction work hours

Construction would be undertaken during recommended standard hours:

- Monday to Friday: 7 am to 6 pm
- Saturday: 8 am to 1 pm
- no work on Sundays and public holidays.

The works are however expected to require works outside standard hours on minimal isolated occasions. Works outside standard hours could include but are not limited to:

- delivery of materials or equipment as required by police or other authorities for safety reasons (such as wide or long loads).
- pipeline tie in connection with existing water systems a period when demand is very low (that is, overnight).

- work times to correlate with utility outages (for example, connection of proposed utilities to surrounding networks).

Plant Operating Hours

The plant would potentially operate 22 hours per day subject to the demand for water. Peak demand is during the summer months during school holidays when holiday park usage is at its highest. During the winter months when demand is low the plant would only operate Wyangala Water Treatment Plant periodically to treat water to ensure the clear water tanks have suitable supply to meet the demand at the time.

The proposal does not include the demolition of the redundant existing WTP infrastructure.

Figure 1: Overview of Proposal



Background:

Development Application No 112/2021 lodged with Council on the 29 September 2021.

Consultation:

The exhibition period was 22 October 2021 to 5 November 2021 (14 days). Notified to all adjoining properties. Advertising is not required under Cowra Community Participation Plan 2020.

There were no submissions received.

Conclusion

An assessment of the potential impacts of the proposal has been undertaken in accordance with section 4.15 of the EP&A Act.

The following key impacts associated with the proposal have been identified:

- impacts to biodiversity as a result of vegetation removal (not considered significant in accordance with the BC and EPBC Acts)
- water quality due to erosion and sedimentation of disturbed areas
- construction noise due to the operation of machinery and equipment.
- the operation of the WTP is not considered to result in any significant impacts with the plant operating in a similar manner to the existing plant.

Overall, potential negative impacts associated with the proposal can be adequately managed by implementing the management measures in the submitted SOEE, and the beneficial impacts are considered to outweigh the adverse impacts.

Recommendation:

It is recommended that DA 112/2021 be approved subject to the conditions contained in Annexure B.

Annexures:

Annexure A – Statement of Environmental Effects and associated reports.

Annexure B – Recommended Conditions of Consent.

Subject Site and Locality:

The proposal is located in Wyangala which is located about 39 kilometres to the south-east of Cowra. The proposed WTP would primarily be positioned atop a ridge located north of the existing WTP. Some elements of the proposal would be located to the south in the vicinity of existing WTP infrastructure.

The village of Wyangala is located about 300 metres to the east. Land about 200 metres to the north of the proposal site consists of the Wyangala Waters Holiday Park which is located on Crown Land and is operated by Reflections Holiday Parks. Land to the east of the proposal site consists of Lake Wyangala which is the waterbody formed behind Wyangala Dam, located to the south of the proposal. Wyangala Dam and the associated reservoir are managed by WaterNSW.

Table 1: Subject Land

Lot/DP	Area
2	259087
11	1187055
1	857511
2	857511
66	750378

The proposal site has an area of about 1.5 hectares.

The site is predominantly disturbed, however sits within a relatively undisturbed area. The site is covered by existing water infrastructure, patches of grassy areas, and large surface rocks. Existing infrastructure at the northern portion of the site comprises two concrete water tanks, a square metal water tank (no longer in use).

Mid way between the northern and southern portions of the site are sludge beds constructed on a level platform. Linking the sludge beds to the northern portion of the site is an unformed access road.

The southern portion of the proposal site contains the existing WTP which is operated by Cowra Council.

The proposal site includes the former quarry which would be used for construction only.

The proposal site is positioned primarily on Water Administration Ministerial Corporation land (i.e., WaterNSW land), however Lot 66 DP 750378 is owned by The State of New South Wales. A small portion of Lot 66 is required for the temporary installation of environmental controls including sediment fencing. WaterNSW has been granted a licence (No. LN8709) from the Crown Land Manager for the use of the land for this purpose.

Existing water treatment plant infrastructure

The existing WTP was originally constructed to manage blue green algae events occurring within the reservoir in 1995.

The granular activated carbon (GAC) filter within the process is however currently bypassed and does not form part of the process, while the DynaSand filtration is not operating at the optimum level with the water turbidity at a minimum being double the good practice target for water turbidity.

Other key operational issues with the existing WTP include:

- absence of pre-treatment meaning the filters are required to filter out more material and therefore the filters are regularly overloaded.
- frequently overloaded filters resulting in the need for continuous backwashing which results in turbidity limits not being met.
- overloaded sludge drying beds as a result of continuous backwashing of filters.

The WTP provides filtered water to the village of Wyangala all year around, while the holiday park generally receives raw water, however at times water provided to the holiday park is treated or partially treated to assist in plant operation when demand is low from the Wyangala village. However, the existing WTP only supplies a maximum 400 kilolitres per day, well below the designed 700 kilolitres per day.

Raw water extracted at the outlet works for Wyangala Dam. The water is then transferred to the raw water tank located within the existing WTP via a pipeline. Raw water is also transferred to the holiday park raw water storage tanks located north-east of the existing WTP via pipeline owned by the holiday park. Water is then transferred from the raw water tanks to the holiday park based on demand. At times demand for treated water within the Wyangala village does not meet the minimum requirements of the plant. During such times to ensure treated water is provided to the village the holiday park supply may include treated water or a mixture of treated water and raw water.

Raw water which is treated within the existing WTP is then stored in treated water tanks within the existing WTP where it is then transferred to Wyangala village via the pipeline based on demand.

Although water from the WTP is filtered, the supply is not considered to be potable due to the high turbidity of the water.

Figure 2: Aerial Image of Site and Surrounding Land



ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

In determining a Development Application, the consent authority must take into consideration matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* as are of relevance to the development. The following section of this report summarises the relevant matters for consideration and provides a planning response.

4.15 (1)(a)(i) the provisions of any environmental planning instrument

Integrated Development

The proposed development is not integrated development.

Designated Development

The proposed development is not designated development.

Crown Development

Division 4.6 of the EP&A Act relates to development for which a development application is made by or on behalf of the Crown. Water Infrastructure NSW (WINSW) is considered the Crown in accordance with Section 226(1)(b) as WINSW is a public authority and therefore the proposal is considered to be Crown Development.

Draft conditions of consent were sent to the applicant for their consideration.

Local Government Act 1993

Approval under Section 60 of the *Local Government Act 1993* to construct a new 0.8 ML/d Water Treatment Plant for Wyangala Water Supply has been issued by NSW Planning Industry and Environment on the 23 November 2021 (Ref OUT21/17088).

Conditions of Approval:

Approval of the works is granted subject to the following conditions:

1. *The works are undertaken in accordance with the details listed in the above documents.*
2. *Any proposed significant amendment to the design must be submitted in writing to Department of Planning, Industry and Environment for review and approval.*

The applicant will be required to obtain any applicable approvals under Section 68 of the *Local Government Act 1993*.

Environment Protection and Biodiversity Act 1999

The proposal will not impact upon any world heritage areas, national heritage places, Commonwealth marine areas or the Great Barrier Reef Marine Park. Potential impacts on threatened species, threatened ecological communities, or migratory species that are listed under the EPBC Act are assessed in section 6.2 of the SOEE. This assessment determined that the proposal will not have a significant impact on these matters of national environmental significance (MNES). Based on this a referral is not considered required for the proposal.

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) aims to conserve biodiversity at a bioregional and state scale and lists a number of threatened species, populations and ecological communities to be considered in deciding whether there is likely to be a significant impact on threatened biota, or their habitats.

Section 7.2(1) of the BC Act outlines how a development would be considered likely to significantly affect threatened species and communities, this includes:

- (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or
- (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or
- (c) it is carried out in a declared area of outstanding biodiversity value.

As outlined in section 6.2.2 and in Appendix B of the submitted SOEE, the proposal is unlikely to significantly affect threatened species and a biodiversity development assessment report is not required to accompany the development application in accordance with section 7.7(2) of the BC Act.

The development would not exceed the biodiversity offsets scheme threshold and therefore pursuant to Section 7.2(1)(b) the proposal would be considered to not have significant impacts.

The proposal would also not impact upon any declared areas of outstanding biodiversity value and therefore the proposal is not considered likely to significantly affect threatened species in accordance with Section 7.2(1)(c).

Fisheries Management Act 1994 (FM Act)

The *Fisheries Management Act 1994* (FM Act) provides for the sustainable management of fish and fish habitats and outlines approval processes for the activities that may impact on threatened fish species and habitats.

The proposal would not trigger the requirement for any approvals under the FM Act as it would not result in dredging of water land, or result in impacts on fish passage, marine vegetation or result in the construction of an existing dam, weir or reservoir.

Water Management Act 2000 (WM Act)

The *Water Management Act 2000* (WM Act) is the primary piece of legislation established to provide sustainable and integrated management of water in NSW. The *Water Management Act 2000* (WM Act) governs the sustainable and integrated management of the State's water for the benefit of both present and future generations.

No approvals would be required under the WM Act as the take of water does not form part of this application with water to be sourced as per the existing situation. The proposal would connect into the existing pipeline which supplies the existing WTP with water. The operation of the plant would be as per existing WTP with no additional water required to be drawn for treatment.

National Parks and Wildlife Act 1974 (NPW Act)

The *National Parks and Wildlife Act 1974* (NPW Act) promotes and regulates the management of national parks and historic sites or places of cultural value within the landscape and the conservation of certain fauna, native plants and Aboriginal objects and places.

The NPW Act provides the basis for legal protection and management of Aboriginal sites in NSW. All Aboriginal objects within the state of New South Wales are protected under Part 6 of the NPW Act.

It is considered that the proposal would not result in any impacts on any known Aboriginal items or areas of potential archaeological deposit and therefore no approvals are required under the NPW Act.

Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) is concerned with all aspects of heritage conservation ranging from basic protection against indiscriminate damage and demolition of buildings and sites, through to restoration and enhancement.

Heritage places and items of particular importance to the people of NSW are listed on the State Heritage Register. Approval under section 60 of the Heritage Act is required for any direct impacts on a state listed heritage item. Approval from the NSW Heritage Council under section 139 of the Heritage Act is required prior to the activities likely to disturb a relic while section 140 of the Heritage Act provides for the application for a permit.

The proposal would not impact upon any heritage items with the nearest being located about 180 metres to the south of the proposal site (Wyangala Dam). As the proposal would not impact beyond the construction footprint, which excludes the heritage item, no approvals under the *Heritage Act 1977* are required.

Crown Land Management Act 2016

The *Crown Land Management Act 2016* (Crown Land Act) provides for the ownership, use and management of the Crown land of New South Wales. It requires environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land. It provides for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales, together with facilitating the use of Crown land by the Aboriginal people of New South Wales.

The proposal site is located within Crown Land; however, no permanent infrastructure is positioned on this land with construction only works located on this land to aid with the management of erosion and sedimentation issues. Water Infrastructure NSW has been granted a licence from the Crown Land Manager for this purpose as previously noted in this report.

Protection of the Environment Operations Act 1997 (POEO Act)

The *Protection of the Environment Operations Act 1997* (PoEO Act) aims to, among other things, protect, restore and enhance the quality of the environment in NSW. It includes offences for polluting the environment and establishes a regime of environment protection licences (EPL). The PoEO Act prohibits carrying out development works without a licence of scheduled development work for scheduled activities (as identified in Schedule 1 of the PoEO Act).

The proposal is not listed in Schedule 1 of the PoEO Act and therefore is not considered a scheduled activity based on the overall development. The proposal does however involve the storage of chemicals which under Clause 9 of Schedule 1 is considered a scheduled activity subject to criteria being met. The proposal, while requiring the storage of chemicals, would not result in the storage of volumes which would trigger the development to be a scheduled activity. An EPL is therefore not required for the proposal.

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (the SRD SEPP) identifies development that is State significant development (SSD) or State significant infrastructure (SSI). SSD and SSI require approval from the Minister for Planning. Clause 4 of Schedule 3 of the SRD SEPP includes development for the purpose of water storage or water treatment facilities. For development to be considered SSI under this clause, it must be carried out by or on the behalf of a public authority (WINSW on behalf of Cowra Council) and have a capital investment of more than \$30 million. As the proposal has a capital investment value of \$5.6 million, the proposal is not considered State Significant Infrastructure under the SRD SEPP. The proposal would therefore not require an EIS under the EP&A Act. SRD SEPP also outlines development which is considered regionally significant development.

The proposal is Crown Development and would have a capital investment value of \$5.6 million. Under Clause 20 of the SRD SEPP the development is therefore considered regional development and therefore the project would be referred to the Western Regional Planning Panel for determination.

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) includes planning provisions and development control for 25 types of infrastructure works or facilities. Division 24 of Part 3 relates to water supply systems. Clause 125 (3A) of the Infrastructure SEPP states (3A) Development for the purpose of water treatment facilities may be carried out by or on behalf of a public authority without consent on land in a prescribed zone.

The E2 Environmental Conservation zone is not defined as a prescribed zone by Clause 124 of the Infrastructure SEPP, and therefore, the proposal is not considered development without consent in accordance with Clause 125(3A) of the Infrastructure SEPP.

Clause 45 outlines the development to which written notice to the electricity supply authority is required to be provided by the consent authority. In accordance with Clause 45(1)(b)(iii) this notification would be required to be undertaken as the works are located within five metres of an exposed overhead electricity power line. WINSW has been in consultation with Essential Energy throughout the development of the project including the confirmation of the required easement widths for the new transmission line.

Refer to referral comments from Essential Energy at the end of this report.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (VNRA SEPP) aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of these areas through the preservation of trees and vegetation. The VNRA SEPP applies to the proposal due to its positioning within the E2 Environmental Conservation under the Cowra LEP in accordance with Section 5(1)(b) of the VNRA SEPP.

Part 2 of the VNRA SEPP outlines vegetation clearing which requires authority. In accordance with Section 8 of the VNRA SEPP an authority to clear vegetation is not required for development which is authorised under section 600 of the *Local Land Services Act 2013*. Under the *Local Land Services Act 2013* the proposal does not require an authority as the clearing of vegetation would be authorised by a development consent under Part 4 of the EP&A Act (this development application).

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 aims to promote remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Under clause 7, a consent authority must not consent to the carrying out of any development on land unless:

- a) it has considered whether the land is contaminated, and*
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- c) (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

A review of the NSW Environmental Protection Agency (EPA) Contaminated Land Record under s 58 of the Contaminated Land Management Act 1997 (CLM Act) and the List of NSW

contaminated sites notified to the EPA under section 60 of CLM Act did not reveal any registered contaminated land sites within or surrounding the Site.

A review of premises currently regulated by an Environmental Protection Licence (EPL) under the *Protection of the Environment Operations Act 1997* (POEO Act) and premises that are no longer required to be licensed under the POEO Act revealed no EPLs within the Site.

Pursuant to clause 7 of SEPP 55 there is no apparent reason to consider that land to be impacted by the Proposed Development would be contaminated.

Central West and Orana Regional Plan 2036

The proposed development is consistent with the directions under the Regional Plan. The following comments are made with respect to the Regional plan:

Direction 11: Sustainably manage water resources for economic opportunities

The proposal will improve the water quality for Wyangala.

Direction 14: Manage and conserve water resources for the environment

The proposal will improve the water quality for Wyangala and have a beneficial impact on the surrounding environment.

Direction 21: Coordinate utility infrastructure investment

The new development is located to take advantage of existing water infrastructure. The design of infrastructure accommodates, whenever possible, the capacity for cost-effective expansion to maximise the efficient use of land, reduce costs and limit environmental impact

Cowra Local Environmental Plan 2012 (CLEP)

Permissibility

The Cowra LEP is the primary local planning instrument that sets a range of controls for development in the Cowra local government area. The proposal would be located on land that is zoned E2 Environmental Conservation under the Cowra LEP.

Water treatment facilities in the Cowra LEP are defined as :

'a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.'

The proposal aligns with this definition, and is considered permissible with consent under the E2 zone and therefore, development consent is required.

The objectives of the E2 zone are as follows:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

The proposal has regard to the objectives of the E2 zone, which seek to protect manage and restore areas of high ecological, scientific, cultural or aesthetic value, through the positioning of the new WTP infrastructure largely in disturbed areas in the vicinity of the existing WTP.

Whilst the proposal would result in some minor impacts on biodiversity as outlined in the SOEE, the proposal would not have an adverse effect on threatened flora species and a low likelihood of an adverse effect on threatened fauna species. The proposal is consistent with the existing land use, for the purpose of water infrastructure, and is considered to be in the public interest to address the issues with the operation and water quality of the existing WTP.

Comments

The proposed development is considered consistent with the objectives of the zone.

7.1 Earthworks

The proposed earthworks associated with the proposed development are considered relatively minor. Appropriate erosion and sediment controls to be put in place prior to the commencement of works.

7.3 Terrestrial Biodiversity

The northern portion of the proposal site is mapped as 'biodiversity' under the Cowra LEP and therefore this clause applies. Impacts on biodiversity have been addressed in this report.

7.6 Groundwater Vulnerability

The proposal site is in areas mapped as 'Groundwater vulnerable' under the Cowra LEP. The SOEE provides the following comments on groundwater:

A search of the Australian Groundwater Explorer in June 2020 showed no recorded salinity in groundwater boreholes within eight kilometres of the proposal. However, groundwater in the Lachlan Valley is considered to have good water quality, and suitable for the allocated uses (Office of Water 2012). The predominant use of groundwater in the area is water supply, and some boreholes are used for monitoring. Groundwater was not encountered during or upon completion of excavation of test pit investigations at the proposal site.

Any groundwater encountered during construction is likely to be from shallow aquifers associated with watercourses or surface rainwater infiltration. Therefore, the quality of this water is anticipated to be similar to surface water and able to be managed as such.

7.8 Essential services

The proposal is considered to have the required services readily available these include:

Water

The proposed development will improve the water supply for the Wyangala community.

Electricity

Upgrade of existing transmission line to the proposal site will need to be undertaken in consultation with Essential Energy.

Waste

All waste from the proposal would be disposed of at an appropriately licensed facility.

Vehicular access

Existing road and track would be utilised with upgrades to the existing track forming part of the proposal.

4.15 (1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority

Nil applicable.

4.15 (1)(a)(iii) any development control plan

Cowra Development Control Plan 2014

The Cowra Development Control Plan 2014 does not contain specific controls that are applicable to the proposed use of the land for water treatment plant.

Part M.1 Off street parking

The proposal is not a development type identified in section M.1 of the Cowra DCP. Parking has not specifically been identified within the proposal site, however there is adequate space for the parking of vehicles as per the existing operation of the WTP within the proposal site

Part O.2 Bushfire Management

The proposal is not a development that has any specific bushfire protection requirements. An assessment has been completed on the development in accordance with Planning for Bushfire Protection (RFS, 2019) in section 6.5 of the SOEE.

Part P – Crime Prevention Through Environmental Design

The proposal site is considered to be a low crime risk due to its remote location and that the existing WTP has operated for a number of years with no significant crime issues. The new WTP would be operated by Council in a similar manner to the existing WTP.

Part Q Land Management- erosion and sedimentation plan

The proposed is expected to result in less than 2,500 square metres of ground disturbance and therefore an erosion and sedimentation control plan has been prepared as part of the application.

4.15 (1)(a)(iia) any planning agreement that has been entered into under section 7.4 or any draft planning agreement

The proposal and the site are not subject to a planning agreement.

4.15 (1)(a)(iv) the regulations

Government Coastal Policy

Not applicable.

Building Demolition

Not applicable.

Upgrading of Buildings

Not applicable.

Fire Safety

Not applicable.

Temporary Structures

Not applicable.

Deferred Commencement Consent

Not applicable.

Modification or Surrender of Development Consent or Existing Use

Not applicable.

Ancillary Development

Not applicable.

BASIX

Not applicable.

4.15 (1)(b) the likely impacts of that development

Context and Setting

The majority of the proposal site consists of the existing WTP and supporting infrastructure (that is, pipelines and water storage tanks). The existing WTP is owned and operated by Cowra Council.

Directly south of the site is the existing WaterNSW office, which is accessible by WaterNSW staff. Further south is Wyangala Dam, a public waterbody that offers year-round recreational access for fishing, and water sports such as swimming, power boating, sailing, sail boarding and water skiing.

The Wyangala Waters Holiday Park is directly north of the proposal site, and is the main tourist destination in the local area with usage of this area focus to peak holiday periods such as Christmas school holidays.

The main non-water infrastructure or tourist related land uses in the vicinity of the proposal site are land uses located within the Wyangala village which is located west of the proposal site. Other non-residential land uses of the Wyangala village include a public school, wastewater treatment plant, Rural Fire Service Station, country club, St Vincent's Church and WaterNSW buildings. Lamington Park is located to the south of Wyangala village below the dam wall.

Construction

Direct impacts on land use during construction would mainly relate to the short-term presence of work within the proposal site and use of the construction compound(s). The use of the proposal site as a construction site would have limited impacts on existing land uses with the following two existing land uses potentially impacted by the proposal:

- existing WTP.
- existing telecommunications tower at top of hill which is currently used by Optus.

During construction it is a requirement that the existing WTP remains operational throughout the construction period. Access to the existing WTP would be retained for Cowra Council staff to ensure the ongoing operation of the plant.

Some disruptions to the existing treatment plants operation would occur for some aspects of the proposal however these would be minimal in duration. The timing of any interruptions to the operation of the existing WTP would also occur to periods of low demand such as during off peak periods within the holiday park or to periods when the plant is not required to be operation due to sufficient treated water being stored in tanks on site. The planning of any disruptions to existing WTP operations are considered to be minimal and not considered to result in any impacts the use of the land as a water treatment plant.

While the existing telecommunications tower is located adjacent to the proposal site and access to this tower is via the proposal site, impacts on the use of this land use are not expected as it is largely an unmanned site with impacts likely to be limited to access to the facility being lost and any short term loss of power to the tower due to power supply updates. Alternate power supply would be considered in consultation with the operators of the tower. The construction of the proposal would ensure that access to the tower would be maintained where possible and in consultation with the asset owner.

Operation

The proposal would result in the decommissioning of the existing WTP, and thus a change in land use in some areas of the proposal site (from water infrastructure to disused water infrastructure). The proposal would however maintain the overall use of the general area in the vicinity of the proposal site with the new WTP ensuring the continued use of the area for water infrastructure.

Access, Transport and Traffic

Access to the site is primarily from Cowra which is the nearest major town to the proposal site. Access from Cowra to the proposal site is via Darby Falls Road, Trout Farm Road, Wyangala Road and Darby Falls Road (section located north of Wyangala Dam). Access is also available from the Mid Western Highway towards Blayney via Sheet of Bark Road at Woodstock to the north of the site and then via Reg Hailstone Drive.

Access to the site is via existing access track located off Darby Falls Road (north of dam) and the road to the WaterNSW operations office. This track provides access to the existing WTP and water storage tanks. This access consists of sealed roadway to the existing WTP and unsealed for the remainder of the track to the water storage tanks and communications tower.

Traffic on the road network in the vicinity of the proposal is generally low however during peak holiday peaks the number of vehicles on the roads increase with visitation to the holiday park increasing these numbers.

Construction is likely to result in an increase in vehicles on surrounding roads due to construction workers' vehicles and the delivery of materials and equipment (including heavy vehicles).

The proposal is expected to generate about 20 light vehicle movements and up to about 20 heavy vehicle trips per day. These peaks movements are not expected to occur throughout the 12 month construction period with vehicles movements considered to be less than this for the majority of the construction period. The existing surrounding road network has capacity to accommodate the predicted additional vehicles resulting from the proposal. As the construction is temporary in nature, impacts to traffic and access are considered minor. Any potential impacts would be managed through the implementation of mitigation measures which would be incorporated into the CEMP to be prepared by the applicant.

The proposal would also avoid the use of Reg Hailstone Way for heavy vehicles due to the safety issues associated with the running of large vehicles along this road due to its narrow and winding nature.

The proposal would result in works along existing access tracks which provide access to the existing WTP and the telecommunications towers located at the top of the hill adjacent to the proposal site. The proposal has the potential to impact upon the access to these two land uses particularly during upgrades to the existing track between the existing WTP and infrastructure at the top of the hill (including telecommunications tower). While impacts could occur both facilities are infrequently visited and during construction access to these assets would be maintained. Consultation with asset owners would need to be undertaken to confirm access requirements throughout the construction of the project.

Impacts on traffic and access are not predicted during the operation of the proposal, as access requirements are not considered to differ substantially to the existing WTP. Maintenance activities would generate low traffic numbers which would not impact upon operation of the road network.

Access to the communications tower located adjacent to the northern end of the proposal site will need to be maintained.

The following mitigation measures are proposed:

- Vehicle movements along Reg Hailstone Way are to be limited to light vehicles only with heavy vehicles to access the site from Cowra via Darbys Falls Road.
- Vehicular access is to be maintained to the existing WTP and the telecommunications tower located adjacent to the proposal site. Consultation with the asset owners will be undertaken to confirm the access requirements for these assets.

Landscaping

No specific landscaping of the site is considered necessary.

Flora and Fauna

A biodiversity assessment report has been prepared by the SGJV and forms part of the application.

Vegetation

Vegetation within the proposal site contains a mixture of cleared land and areas containing native vegetation with a degraded understory with introduced groundcover in areas which have been subject to past clearing and in the vicinity of existing infrastructure. A total of 0.9 hectares of vegetation is located within the proposal site, with 0.63 hectares of this consisting of native vegetation. This vegetation is not listed under either the BC Act or the EPBC Act. The remaining areas within the proposal site are considered to be non-native vegetation or cleared areas.

Prior to the commencement of any work in or adjoining areas of native vegetation, a survey will be carried out to mark the construction impact boundary. The perimeter of this area will be fenced using high visibility fencing and clearly marked as the limits of clearing. All vegetation outside this fence line will be clearly delineated as an exclusion zone to avoid vegetation and habitat removal. Fencing and signage must be maintained for the duration of the construction period. Fencing should be designed to allow fauna to exit the site during clearing activities.

Stockpiles of fill or vegetation will be placed within existing cleared areas (and not within areas of adjoining native vegetation).

All machinery will be appropriately cleaned prior to entry to work on site to prevent the potential spread of weeds, Cinnamon Fungus (*Phytophthora cinnamomi*) and Myrtle Rust (*Pucciniales fungi*) in accordance with the national best practice guidelines.

Prior to the commencement of any vegetation clearing the following will be undertaken:

- Pre-clearance fauna surveys, undertaken by a suitably qualified ecologist(s) prior to the commencement of any clearing activities.
- The presence of significant environmental or priority weed infestations will be identified and communicated to the contractor.
- Surrounding vegetation (i.e., non-hollowing bearing trees and understory plants) will be inspected by the ecologist for the presence of fauna.

Suitable bush rock habitat will be relocated to nearby adjacent areas outside of the construction footprint and checked by a qualified ecologist prior to construction commencing for any resident fauna.

Staged vegetation clearing, commencing with the most disturbed vegetation and progressing towards higher quality vegetation to increase the opportunity for fauna to vacate the site and disperse into areas of adjoining habitat to evade injury.

Where possible, clearance of hollow-bearing trees will occur outside of the breeding season of bats and birds with the potential to occur at the site (typically during September-December), and periods when some species (microbats) are in torpor (typically during June-August).

The SOEE provides the following conclusion:

The proposal would remove up to 0.63 hectares of native vegetation, comprising Tumbledown Red Gum - Black Cypress Pine - Red Stringybark - Currawang shrubby low woodland with a degraded understorey and 0.27 ha of non-native vegetation comprising exotic grassland and occurring along an existing access track. Multiple iterations to the design of the proposal have avoided and minimised impacts on biodiversity values and located infrastructure previously modified areas of lower biodiversity value as far as possible.

The vegetation to be removed is not a threatened ecological community and does not contain habitat for threatened plants. There would be no removal or disturbance of threatened ecological communities in the broader study area. The narrow strips of native vegetation that will be removed along the existing access track may contribute to foraging habitat for threatened and migratory woodland fauna species that occur in the broader study area but are unlikely to comprise nesting or breeding habitat or be important for the persistence of any local populations of these species.

Noise and Vibration

Section 6.5 of the SOEE provides an extensive analysis of the noise impacts of the proposed development (including during construction and when operational).

Existing noise environment

The existing noise environment comprises of intermittent road traffic noise from the local road network, boat activity on Lake Wyangala and natural sounds such as birds and wind which is typical for a rural environment.

Construction is anticipated to take about 12 months to complete, however the back end of this period would be for testing and commissioning purposes with less intensive construction occurring during this period

Construction works are anticipated to be completed during standard hours. It is expected that construction would take up to 12 months.

Table 6.10 Construction noise management levels

Receiver Type	Time period	Construction noise management levels, L _{Aeq} (15min)
Residential	Day – standard hours	45 dBA
	Day – outside of standard hours	40 dBA
	Evening – outside of standard hours	35 dBA
	Night – outside of standard hours	35 dBA
Commercial	When in use	70 dBA
Wyangala Public School	When in use	55 dBA ¹
Wyangala Waters Reflections Holiday Park ²	When in use	60 dBA
Lamington Park	When in use	60 dBA
Notes: 1) External noise management levels are based on a 10 dB noise reduction through an open window 2) The ICNG does not prescribe a NML for temporary accommodation land uses. However, the ICNG states that the NML for commercial and industrial land uses are based on the maximum amenity noise levels in the NSW Industrial Noise Policy (EPA) plus 5 dBA. This assumes all construction work will be undertaken during the day period.		

It is expected that the WTP will be operating up to 22 hours per day.

The SOEE concludes that noise predictions indicate that the proposed WTP operations would not exceed the project noise trigger levels. Detailed noise modelling should be undertaken prior to construction to ensure the noise levels at the nearest sensitive receivers are below the NPfI project noise trigger levels once all equipment is confirmed.

Air Quality

Air quality in the vicinity of the proposal is considered to be relatively good and consistent with a small village located in a rural area. Sources which contribute to a reduction in local air quality are:

- agricultural and water infrastructure land uses, primarily linked to the operation of equipment and machinery.

- boat users at Wyangala Dam (particularly when water levels are higher and during holiday periods).
- dust that is generated by wind over exposed surfaces in the agricultural areas, particularly during periods of drought, and wind over the reservoir when water levels are low, exposing bare earth.

The nearest sensitive receivers are residents of the Wyangala Village and users of the holiday park.

Construction

The proposal has the potential to impact air quality through the generation of dust during construction as a result of soil disturbance as part of excavation, vehicle movements over exposed soils, and stockpiling of material. The proposal has the potential to impact on the amenity of those occupying nearby residential dwellings, including residents of Wyangala Village and visitors at the holiday park.

Construction of the proposal would minimise surface disturbance at any one time as the excavation works and rehabilitation of the site would happen progressively. Therefore, potential impacts would be minor, localised and short term.

The following proposed mitigation measures are supported:

- Stabilisation of disturbed surfaces will take place as soon as practicable.
- Construction plant and equipment will be maintained in a good working condition in order to limit impacts on air quality.
- Plant and machinery will be turned off when not in use.

Operational

No significant impact has been identified.

Heritage

The applicant has conducted background research on the historical context of the site and heritage listed items was conducted, including reviewing the following heritage databases/lists:

- Commonwealth and National Heritage Lists.
- NSW State Heritage Register.
- Section 170 NSW Government agency heritage and conservation registers ☐ Cowra LEP.

There are no heritage items within or in proximity to the proposal site. The closest identified site, Wyangala Dam, is located 180 metres south of the proposal, and is listed under the s170 Heritage Register for WaterNSW.

If potential relics or archaeological items are uncovered during the works, all works in the vicinity of the find will cease and the advice from a qualified heritage specialist be sought. Water Infrastructure NSW project representatives will also be informed.

Aboriginal Heritage

It is considered that the impacts of the proposal would be localised and limited to the proposal site. There are no recorded Aboriginal sites in the proposal site or in its immediate vicinity. A Due Diligence assessment under the Code of Practice for the Protection of Aboriginal Objects in New South Wales (Navin Officer Heritage Consultants Pty Ltd) concluded impacts on Aboriginal heritage are not expected to occur and an application for an Aboriginal Heritage Impact Permit (AHIP) would not be required.

Should archaeological material be found during construction, the unexpected finds protocol (as per the submitted application) must be enacted.

Surface water and flooding

The nearest watercourse/waterbody to the proposal site is Lake Wyangala which is located about 100 metres from the proposal site at its closest point when the dam is full. Part of the proposal site drains to the east towards Lake Wyangala, however the proposal site due to its position atop a ridge does drain in all directions. The nearest watercourse to the west of the Wyangala Water Treatment Plant proposal site is Green Creek which flows to the west of Wyangala village about 650 metres from the proposal site.

Flooding within the proposal site is considered to be very unlikely limited due to the elevation of the proposal site on a ridge or associated side slopes. Some pooling of water during rain events may occur in flat areas such as the former quarry to be used as a construction compound.

Flooding within Lake Wyangala is not considered to pose any threat to the proposal site with floodwaters within the reservoir managed through the operation of the gates. Floodwaters are managed within a designated flood managed zone which does not impact upon the proposal site.

The following mitigation measures are proposed to be implemented:

- Volumes of water to be discharged to land during testing phase are to be minimised where possible and is to occur to areas which are relatively flat to allow absorption into the ground and not allow run-off particularly towards Lake Wyangala.
- Discharge location for water during testing phase will be confirmed in consultation with Cowra Council and the Wyangala Waters Holiday Park as to minimise any impacts.
- Erosion control devices are to be considered at discharge locations based on conditions located at the selected location.
- A protocol which outlines the procedures for the discharge of any chlorinated water is to be developed and included in the CEMP. This will include any methods to

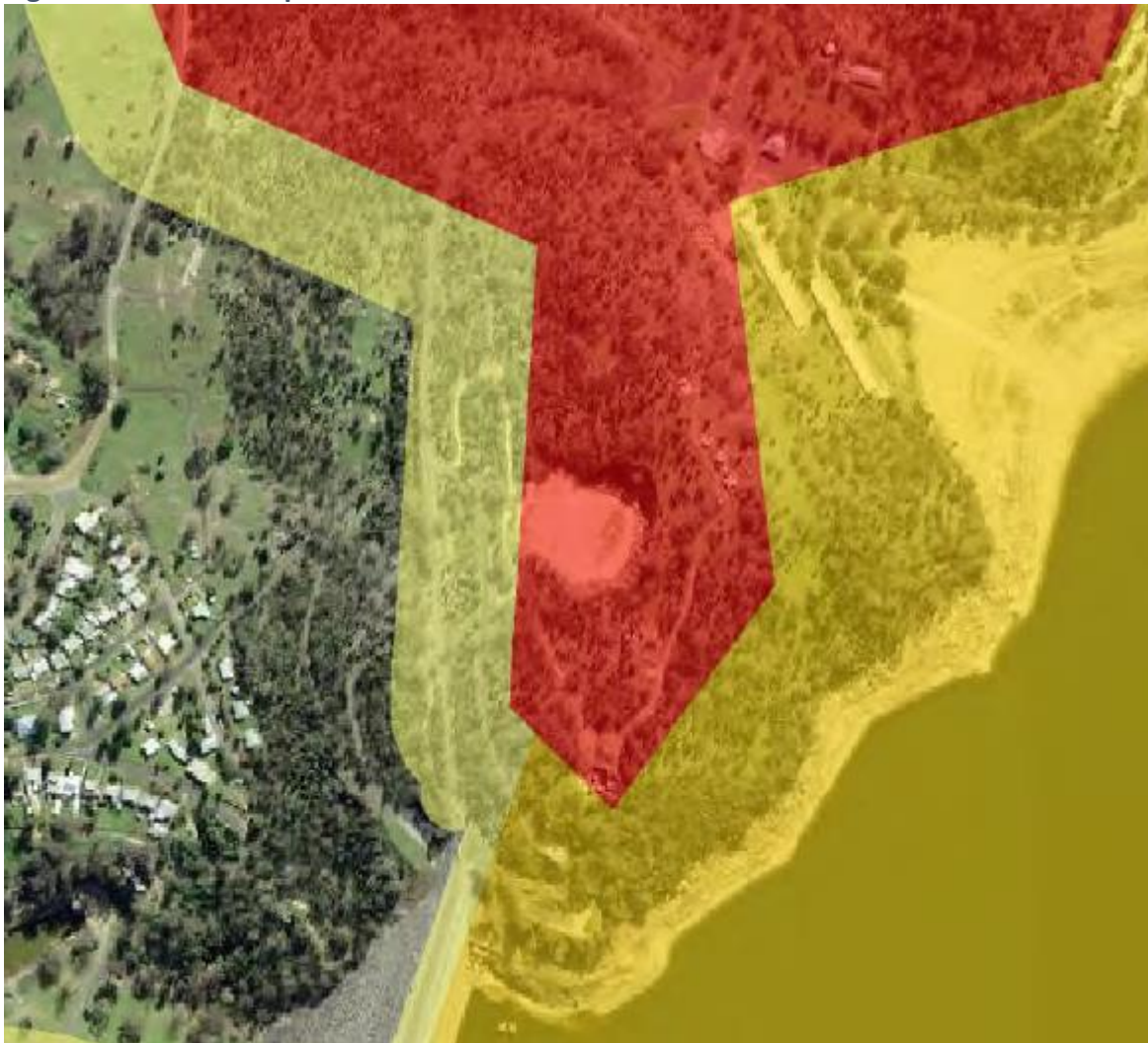
dechlorinate water prior to discharge or outline locations where discharges of chlorinated water will occur to minimise impacts.

Bushfire Risk

The proposal is located within Category 1 Bushfire Prone Land, as shown in Figure below.

Much of the proposal site is steep and vegetated which makes the land higher risk for bushfires. The majority of the proposal site is located upslope of vegetation and therefore is at greater risk to bushfires. However, due to the overall extent of vegetation around the proposal site being limited by Lake Wyangala, the village of Wyangala and the holiday park, this risk is considered to be reduced. The proposal site is also located on the south facing slope further reducing the risk of bushfire.

Figure 2: Bushfire Map



Access to the proposed WTP would be similar to the existing WTP access however the proposed access road north of the existing WTP would be upgraded to be sealed, improving access. The proposal would also improve vehicle turnaround at the top of the hill adjacent to the proposed WTP with vehicle manoeuvring areas proposed providing an improvement to

the existing situation. These improvements would also improve access for those access the telecommunication tower located at the top of the hill.

The development would generally be unmanned with only maintenance visits undertaken by a single staff member. These visits would be relatively short in duration and would not be undertaken during period where bushfire risk is considered high for the site. Due to the short distance to nearby safe places in the event of a bushfire any onsite workers are considered to have sufficient warning of any bushfire.

The proposal being for the purpose of a WTP includes the provision of clear water tanks (and includes existing raw water tanks) which have been designed to be able to be used during a bushfire for the protection of infrastructure if required. All external pipework would either be buried below the surface or consist of steel pipework thus reducing the risk to infrastructure in the event of a bushfire.

The proposal does not include any gas infrastructure. The proposal includes an upgrade of the existing power supply to the site. This upgrade would include a suitable easement area which would be cleared of vegetation. The width of this easement would be confirmed as part of discussions with Essential Energy depending on the final capacity of the proposed line. The proposed water treatment building would be positioned outside the easement of the proposed upgrade transmission line.

The proposed would include the storage of some hazardous materials (chemicals used in the treatment of water). These materials would be stored within the proposed water treatment building which has included design elements to reduce the risk to bushfires. The proposal does not include the storage of any flammable materials on site.

The following design elements have been included into the proposal design which minimise the risk of the proposed water treatment plant from bushfire:

- walls of building are masonry blocks filled with concrete.
- no underfloor space is provided with building built directly onto slab.
- roof consists of non-combustible Colorbond material with steel roof framing.
- no eaves are provided, with masonry blockwork extending to underside of roofing.
- roof ventilation for compressor room consists of smooth line bush fire roof ventilators.
- no windows or glazed penetrations are provided.
- all doors are facing paved areas.
- roller doors have guides and do not contain any ventilation penetrations ☐ pedestrian access doors are metal clad in steel frames.
- wall vents are in accordance with AS3959 BAL-FZ (Chlorine Storage only).

The proposal site is considered to have at a minimum, a similar bushfire risk profile to the existing WTP and associated infrastructure site. However, as outlined above the proposal does include a number of additional measures which are considered to improve the risk profile of the site.

Visual Impact

The proposal site is situated on a hill, and is visible from the surrounding areas. Views from the village are limited due to the vegetation surrounding the site, which acts as a screen, and also due to the change in elevation between the village and the proposal site meaning views require a receptor to look well above the normal field of vision. Wyangala Dam is a large aspect of the landscape, and dominates the view, drawing attention away from the proposal site.

The site has some visibility from the holiday park. However, views are limited due to the elevation of the site and vegetation screens.

Some areas surrounding the village, which include some rural properties, may have some visibility of the site. However, these areas are distant and views are obstructed by vegetation. The views in these areas are also focused on the dam, which draws focus away from the proposal site.

During construction, there would be short term impacts to the visual environment due to the presence of plant, machinery, construction vehicles and the construction compound. As the site is elevated above normal field of vision from most key receptors and is surrounded by a vegetation screen, it is unlikely that the proposal would have a major impact on any views. Impacts would generally be limited to users of the holiday park, boat users on Lake Wyangala and road users near the entrance to the holiday park (Wyangala Road and Reg Hailstone Way) however many of these views are distant and largely screened. Given the distance to the nearest residential receivers and local topography impacts on any residential receptors would be minimal.

As some vegetation removal would be required, the construction area may be more visible from the holiday park, however remaining vegetation is likely to provide screening which would limit views of the proposal site.

All construction plant, equipment, waste and excess materials will be contained within the designated boundaries of the proposal site and will be removed from the site following the completion of construction.

Waste

The existing site results in minimal waste streams with sludge from the existing treatment process transferred to the existing sludge drying beds where it is allowed to dry out. This material is then removed when required by truck to an appropriately licenced facility.

During operation waste streams from the proposal are considered to be limited to the following streams:

- sludge material in sludge drying beds (as per existing arrangement).
- waste material from the clean-in-place system.
- domestic waste from onsite personnel.

- surplus materials from maintenance activities such as excess concrete, redundant pieces of pipe/fittings, paper, plastic and metal.

Waste material streams from the treatment process would potentially include increase volumes of waste however these would only be generated infrequently. These streams would be collected from site in a truck and disposed of at an appropriately licenced facility.

All other waste streams are considered to be relatively small in volume and would only be generated during maintenance periods. All waste generated on site would be collected by onsite staff and removed from site to an appropriately licenced facility.

Utilities

The proposal being for the purpose of a WTP includes the provision of clear water tanks (and includes existing raw water tanks) which have been designed to be able to be used during a bushfire for the protection of infrastructure if required. All external pipework would either be buried below the surface or consist of steel pipework thus reducing the risk to infrastructure in the event of a bushfire.

The proposal does not include any gas infrastructure. The proposal includes an upgrade of the existing power supply to the site. This upgrade would include a suitable easement area which would be cleared of vegetation. The width of this easement would be confirmed as part of discussions with Essential Energy by the applicant depending on the final capacity of the proposed line. The proposed water treatment building would be positioned outside the easement of the proposed upgrade transmission line.

The applicant is to obtain any necessary Section 68 approvals under the Local Government Act 1993 prior to the commencement of work.

Socio-Economic Impacts

Construction

Construction of the proposal may result in minor amenity impacts on the local community and holiday park and include the following:

- potential increase in construction traffic due to the delivery of plant, materials and construction personnel.
- increases in noise due to the operation of construction plant and equipment.
- visual impacts associated with construction work.
- potential dust disturbance due to exposed soils.
- potential temporary interruption of utilities supply.

Impacts would be localised, minor and temporary and would be managed through the relevant mitigation measures.

Operation

Provision of an upgraded water treatment facility would improve availability of potable water for the Wyangala village and holiday park. It will improve reliability of supply to meet the current and future demands. Overall, the proposal will have a long-term positive benefit to the Wyangala community.

Reasonable notice is to be provided to nearby residents and Cowra Council prior to the start of the works. Notice will include the proposed start date, a description of the proposed works and activities, the estimated duration and timeframes, and the proposed complaints handling process.

Developer Contributions

Pursuant to Section 3.13 (Exemptions) of the Cowra Shire Council Section 94A Contributions Plan, a levy is not applicable to *“an application by a NSW Government Department to enable development defined as an “infrastructure facility” under State Environmental Planning Policy (infrastructure) 2007”*.

Cumulative Impacts

Cumulative impacts have the potential to arise from the added effects of other external projects. It is considered there will be no negative cumulative impacts as a result of the proposed development to upgrade the Wyangala Water Treatment Facility.

4.15 (1)(c) the suitability of the site for the development

The subject site is considered suitable for the proposed development as it is replacing the existing treatment facility on the site.

Does the proposal fit in the locality?

- There are no constraints posed by surrounding development to render the proposal prohibitive;
- The proposal is complementary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- The site is already connected to all available services available to the site;
- There are no issues in relation to air quality and microclimate; and
- There are no identified surrounding hazardous land uses or activities.

Are the site attributes conducive to development?

It is considered that the site is conducive to the proposal based on the following:

- The site is not affected by any known natural hazards (other than bushfire which has been addressed);
- There are no heritage considerations;
- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no flora and fauna considerations that will have a significant impact on the proposal.

4.15 (1)(d) any submissions made in accordance with this Act or the Regulations

The exhibition period was 22 October 2021 to 5 November 2021 (14 days). Notified to all adjoining properties. Advertising is not required under Cowra Community Participation Plan 2020.

There were no submissions received.

External Referrals:

Essential Energy

Essential Energy has provided the following comments:

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

- *The applicant will need to demonstrate that they have complied with safe distances between the powerlines and the development or make arrangements for the powerlines to be relocated; and*
- *The relocation of any powerline or construction of a new powerline must be completed in accordance with Essential Energy's Contestable Works requirements and policies.*

Essential Energy makes the following general comments:

- *If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;*
- *Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and*
- *In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.*

- *Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).*
- *Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.*

Internal Referrals:

Engineering Department

The Development Application has been referred to Councils Engineering Department for review. The Engineering Department has recommended the inclusion of conditions relating to:

- Vehicles entering and exiting the development in a forward direction.
- Road upgrading.
- Water supply easements.
- Stormwater drainage.
- Right of carriageway.
- Roadworks and drainage inspection and certification.

These conditions have been included in the recommended conditions of consent.

4.15 (1)(e) the public interest

The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that by the imposition of appropriate conditions of consent and the safeguards discussed in this report, potential impacts would be modest.

There are no further matters of public interest relating to the wider community. The proposal will contribute to the provision an improved water supply for the local community. The proposal is consistent with the objectives of the *Cowra Local Environmental Plan 2012* and is considered to be compatible with surrounding development and land use.

Assessment – Key Issues:

The key issues identified in the assessment

- Biodiversity
- Traffic
- Visual Impact

Recommendation:

The application has been assessed in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*. The evaluation demonstrates that the proposal is satisfactory in terms of the matters for consideration identified in the legislation. It is recommended that the proposal be granted conditional development consent.

Annexures:

Annexure A – Statement of Environmental Effects and associated reports.

Annexure B – Recommended Conditions of Consent.