



DOC23/140499-6

3 March 2023

Wollondilly Shire Council  
Attention: Growth Team

Via email [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)

## **Draft Planning Proposal Brooks Point Road, Appin EPA Comments**

Dear Lachlan Speechley,

I refer to your email and information package provided to the NSW Environment Protection Authority (EPA) for the Draft Planning Proposal for Brooks Point Road, Appin.

Based on the information provided:

- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act* (1997).

The EPA recommends the following matters be considered in the development of the proposal. The EPA requires no further consultation on this matter.

### Prevention of Land Use conflict

Council should be mindful of the potential for land-use conflicts when considering rezoning or subdivision proposals. This conflict can occur as rural and suburban areas become more densely settled and encroach closer on industrial / commercial areas.

The potential noise impacts of different land uses should be considered when developing a strategy for an area. Planning instruments or policies should be developed to provide a consistent approach to managing potential noise impacts.

Advice on managing noise through land-use planning can be found in the *Noise Guide for Local Government* (EPA, Jan 23).

There are three EPA licensed premises within approximately 500 metres of the boundary of the proposal. These are:

- Baines Masonry Blocks Pty Ltd – 900 Wilton Rd, Appin – EPL No 126
- EDL CSM(NSW) Pty Ltd – Northhampton Dale Rd, Appin – EPL No 5482
- Endeavour Coal Pty Ltd – Appin Rd, Appin – EPL No 2504

The proposal should consider these EPA licensed premises and Council should ensure the licensees are consulted as part of the planning process.

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Further EPA regulatory information on these premises can be found on the EPA Public Register at [www.epa.nsw.gov.au/licensing-and-regulation/public-registers](http://www.epa.nsw.gov.au/licensing-and-regulation/public-registers)

### **Sewage Management**

The planning proposal appears to rely on connection to the existing sewerage reticulation. The EPA understands the Appin system scheme collects wastewater from the Appin village and transfers it to Sydney Water's system at Rosemeadow.

The proposal should ensure that overflow problems are not exacerbated by additions to the reticulation system. This involves ensuring that new reticulation systems, and extensions to existing ones, are planned, designed and constructed to prevent overflows. The capacity of existing plants to accept this flow should also be documented and demonstrated.

Please contact Shannon Burke on 02 8275 1603 or via email on [environmentprotection.planning@epa.nsw.gov.au](mailto:environmentprotection.planning@epa.nsw.gov.au) if you wish to discuss this matter.

Yours sincerely



**Damien Rose**  
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