## NOTICE OF BUSINESS

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1 CONFIRMATION OF MINUTES – Meeting of 01 June 2010

**File Number:** GRP/10/4/001/4 - BP10/368

**RECOMMENDATION:**

That the Minutes of the Planning and Environment Committee No. 04/10 held on 01 June 2010, be confirmed.
2 MOTIONS PUT WITHOUT DEBATE

File Number: GRP/10/4/001/4 - BP10/369

In accordance with Council’s Code of Meeting Practice, Council can determine those matters on the agenda that can be adopted without the need for any discussion.

RECOMMENDATION:

That the recommendations in respect of items 3 to 4, as submitted to Planning & Environment Committee Meeting 05/10, be adopted with the exception of items as determined by the Council.
3 137-207 TWIN RD & 257 BRIDGE RD, NORTH RYDE. Lot 1 DP 508039 & Lot 25 DP 12569. LDA for demolition, construct a water recycling facility (sewer mining) at the North Ryde Golf Course, and a sewer pumping station adjacent to Santa Rosa Park. LDA2010/0138.

**INSPECTION: 4.20PM**
**INTERVIEW: 4.40PM**

Report prepared by: Senior Town Planner  
Report approved by: Acting Manager Assessment; Group Manager Environment & Planning  
Report dated: 2 July 2010  
File Number: GRP/10/4/001/4 - BP10/364

1. **Report Summary**

   **Applicant: North Ryde Golf Club Limited**  
   **Owner: North Ryde Golf Club Limited**  
   **Date lodged: 26 March 2010.**

   This report considers a Local Development Application for demolition of an existing cottage and construction of a water recycling facility at the North Ryde Golf Club (NRGC) comprising of the following:
   
   - Construction of a waste water treatment facility at the corner of Twin Road and Wicks Road (within the golf course maintenance compound area).
   - Installation of a pumping station on Sydney Water land adjacent to Santa Rosa Park in Bridge Road.
   - Installation of new pipelines along Twin Road to connect the pumping station and the treatment plant.

   The sewer mining system will involve extraction of sewage from the sewer mains located at Santa Rosa Park and pumping it back via new underground pipeline to the treatment facility proposed at the golf course. Excess water and bio-solids would be returned to the sewerage system via a return line to the Flinders Park sewer mains. It is estimated that the project will extract and pump up to 500KL of sewage per day.

   The NRGC has been identified as one of the top 200 water users in NSW and thus has been subject to restrictions on water used for irrigation. A Water Saving Action Plan (WSAP) prepared by the club identified sewer mining as a potential cost effective opportunity to reduce potable water consumption on the site.

   The proposed sewer mining proposal has been developed in conjunction with Sydney Water and the Department of Environment, Climate Change and Water & Energy (DECCW) which encourages recycling to meet the water conservation objectives of the Government. According to the applicant a funding grant will also be provided by the State Government to implement the project at the North Ryde Golf Course.

   The proposal generally complies with the statutory requirements and the requirements under Council’s Development Control Plan 2006 (DCP).
ITEM 3 (continued)
Four (4) submissions were received (one in support, one indifferent and two raised concerns in relation to noise, odour and construction impact). The documentation provided with the application has addressed the concerns raised in the submissions and further compliance can be achieved through conditions of consent if the application were to be approved by Council.

The Shrimpton’s Creek watercourse is located within 40m of the proposed pumping station, and therefore the application constitutes an Integrated Development under the provisions of the Environmental Planning & Assessment Act, 1979 and the Water Management Act, 2000. The General Terms of Approval (GTA) have been obtained from the Department of Water & Energy (now known as NSW Office of Water).

The application was also referred to the Roads and Traffic Authority (RTA) for comments as concurrence would be required under Section 138(2) of Roads Act for works (boring & laying of pipes across the Lane Cove Road). The RTA has advised that it would grant its concurrence subject to recommended conditions.

Council’s Access Team has reviewed the proposal and has raised no issues in relation to the trenching, boring and laying of pipe along Council’s road reserve subject to conditions.

It recommended that the application be approved subject to conditions.

Reason for Referral to Planning and Environment Committee: Nature of the proposal and submissions received.

Public Submissions: Four (4) submissions were received.

SEPP1 Objection received? No, not applicable.

Value of works? $3.5 Million

RECOMMENDATION:

(a) That Local Development Application No. LDA2010/138 at 137-207 Twin Rd & 257 Bridge Rd, North Ryde, being Lot 1 DP 508039 & Lot 25 DP 12569. be approved subject to the ATTACHED conditions.

(b) That the persons who made submissions be advised of Council’s decision.

(c) That a copy of the Consent be forwarded to the Department of Water and Energy and the Roads and Traffic Authority.
ITEM 3 (continued)

ATTACHMENTS
1  Proposed conditions
2  Map
3  Plans

Report Prepared By:

Sanju Reddy
Senior Town Planner

Report Approved By:

Chris Young
Acting Manager Assessment

Dominic Johnson
Group Manager Environment & Planning
ITEM 3 (continued)

Site *(Refer to attached map.)*

Address: 137-207 Twin Road, North Ryde (Sewer Treatment Plant)
          257 Bridge Road, North Ryde (Sewer pump - Sydney Water site adjacent to Santa Rosa Park).

Site Area: 24.66 ha (Golf Course site)
           Frontage: 530m to Twin Road
           Depth: 134 metres – 580 metres

Topography and Vegetation: The treatment facility is proposed in the south eastern part of the golf course at the corner of Twin Road & Wicks Road adjacent to the existing brick cottage, shed and storage tanks (referred to as maintenance compound). There are a number of trees located on the site.

The sewage pump will be located on Sydney Water land located adjacent to Santa Rosa Park (near Shrimptons Creek). The pump will be located underground within the close proximity of Santa Rosa Park. The park area is grassed and has a moderate fall to the creek. No trees will be affected.
ITEM 3 (continued)

**Existing Buildings** : The golf course site includes golf tees and fairway, club house and ancillary parking facilities. There is a cottage, aluminium shed and various storage tanks within the maintenance compound where the treatment facility is proposed. The cottage will be demolished to allow for the construction of the water treatment facility.

**Planning Controls**

**Zoning** : Open Space - Recreation Private (Sewer Treatment Site)
Special Uses - Water, Sewerage & Drainage (Pump site)

**Other** : Environmental Planning & Assessment Act, 1979
Environmental Planning & Assessment Regulation 2000
State Environmental Planning Policy (Infrastructure) 2007
Local Government Act 1993
Water Management Act 2000
Ryde Planning Scheme Ordinance, 1979
Local Environment Plan 2010
Development Control Plan 2008

3. **Councillor Representations:**

Nil.

4. **Political Donations or Gifts**

Any political donations or gifts disclosed? Nothing has been disclosed.

5. **Proposal**

The application proposes to demolish an existing cottage and construct a water recycling facility at the North Ryde Golf Course.

**Details of Works:**

The proposal will involve the following:

- Demolition of existing residence owned by NRGC at 505 Twin Road.
- Construction of a sewer treatment plant on the Golf course at the corner of Twin Road and Wicks Road.
- Refurbishment of existing three water tanks located at the Golf Course site.
- Erection of two new treated water storage tanks.
- Relocation and extension of existing maintenance sheds.
- Connection of recycled water into the golf course irrigation system.
- Installation of a below ground sewer pump at 257 Bridge Road (Sydney Water site) adjacent to Santa Rosa Park for extraction and pumping of sewage to the treatment facility.
ITEM 3 (continued)

- Installation of new pipelines along Bridge and Twin Road (approximately 1250m in length) to transport sewage and bio-solids to and from the sewer treatment plant.

Proposed Sewer Mining Process

The sewer mining system will involve extraction of sewage from the sewer mains located at Santa Rosa Park and pumping it back via new underground pipeline to the treatment facility proposed at the golf course. Excess water and bio-solids would be returned to the sewerage system via a return line to Santa Rosa Park sewer mains. It is estimated that the sewage will be extracted at a rate of 500kL per day (10L/s) with a potential maximum rate of 650kL/day (13L/s).

Sewer Extraction

The preferred extraction point (based on Sydney Water advice to applicant) is via a new manhole to be created on the southern side of Bridge Road (eastern side of the creek), approximately 1,150m north-west of the proposed plant location. The sewage will be extracted and diverted via gravity flow into an underground pump that will be located on the western side of the Shrimpton’s Creek. The sewage will be pumped via new rising mains to the treatment plant located at the golf course.

Pumping Station

An underground pump will be constructed within an existing Sydney Water site on Bridge Road located 100m from the extraction man hole (across the creek). Sydney Water has granted owner's consent for the use of its site for the purposes of this application. The pump will be designed as a concrete well located below ground (with submersible pump) in the manner shown in diagram below. An above ground master control panel (measuring approximately 850mm high with enclosure) will be visible (refer diagram below).
ITEM 3 (continued)

**Pipeline Route**

The manhole on the eastern side of the Shrimpton’s Creek will be connected to the sewer pump located on the western side of the creek via underground pipe running across the creek (under the creek bed). The pump will then be connected to the treatment facility via new raising mains laid along the Bridge Road and Twin Road. The new pipes will cross the Bridge Road (adjacent to the creek) to run parallel with other services (Telstra, water & gas) that is located within Bridge and Twin Road reserve. The pipes will be buried in 700mm deep trench within the road reserve and will require establishment of easements for protection of infrastructure. A return line would also be laid within the same trench to allow return of exceed water and biosolids to sewerage system as a licensed trade waste discharge. Under-boring techniques will be used where necessary, including crossing Lane Cove Road and driveways.

**Treatment facility**

The proposed location of the treatment unit is within the grounds of North Ryde Golf Course. The treatment plant would consist of a number of separate process units and will be housed within an area measuring 20m X 14m, including:

- Effluent storage tank
- Treatment feed pump (mechanical installation)
- Screening Plant
- Bioreactor for anoxic and aerobic treatment.
- A membrane tank (filtering and sedimentation process)
- Chlorine contact and treatment tank (glass panel tank)
- Ultraviolet (UV) disinfection through a low pressure inline within the plant room.
- Treated water storage tanks (3 X 1300L above ground tanks)
- Treated water pump – a mechanical installation for aid with irrigation.
ITEM 3 (continued)

6. Background

Pre-DA Process
- A series of pre-DA consultations have occurred between the proponents and Council staff prior to the lodgement of the DA.
- The North Ryde Golf Club has conducted pre-DA community consultation to inform the community about the proposal. There were opportunities for discussion and feedback. According to the application, feedback was sought directly from key stakeholders including a local primary school and public hospital. NRGC held an information evening on 15th December 2008 to provide community members with an opportunity to meet with project managers, and gain a greater understanding of the project. Community members also have the opportunity to contact NRGC with further queries via email or telephone on an ongoing basis.
- The information gathered from these meetings was used to develop ways to alleviate community concerns and where possible, to address in more detail the issues that were identified. NRGC and STORM Engineering have taken on board these concerns and ensured that they were addressed prior to submitting this assessment.
- An initial LDA for the water recycling facility (LDA2009/107) was lodged with Council on 19 March 2009, which was placed on public notification. Subsequently the DA was withdrawn by the applicant as the proposed site for the pumping station at Flinders Park was not considered suitable. Flinders Park is owned by Council.
- The applicant was advised to locate an alternative site for the pumping station, preferably on the Sydney Water owned land on the southern side of Bridge Road (adjacent to Santa Rosa Park).
- The applicant obtained Sydney Water’s consent for use of the site (being no. 259 Bridge Road) and lodged a new DA (the subject application) on 26/3/2010.

Post DA Process
- DA was lodged on 26 March 2010.
- On 14 April 2010, the application was notified (extended area) and advertised in the Ryde City View insert in the Northern District Times for a period of one month.
- Application was also referred to the Department of Water and Energy and the General Terms of Approval (GTA) has been obtained.
- Four submissions were received.

7. Submissions

The proposal was advertised and notified in accordance with Development Control Plan 2006 - Part 2.1, Notification of Development Applications. The application was advertised on 14 April 2010. Notification of the proposal was from 14 April 2010 to 17 May 2010.
ITEM 3 (continued)

Four (4) submissions were received (one in support, one indifferent and two raised concerns in relation to noise, odour and construction impact). The details of the issues raised in the submissions were:

a) General in principle support for the water recycling proposal.

Assessment Officer's Comment:

The comment is noted.

b) Impact on water quality of Shrimpton’s Creek.

Assessment Officer's Comment:

The proposed extraction and pumping infrastructure will be a closed system, that is, the sewage will be contained within the piping infrastructure and will not be discharged in any form into the creek. There is unlikely to be any impact on the water quality in the Shrimpton’s Creek. The General Terms of Approval issued by the Department of Water and Energy, is subject to various conditions which will ensure adequate protection of the creek. A further approval from the Office of Water will be required for the works proposed within 40m of the watercourse.

c) Possible odour issues at the pumping station - in the recent months there has been some unpleasant smell on occasions from the Creek. Council should check the current levels of smell before approving the application.

Assessment Officer's Comment:

The works proposed adjacent to the creek includes sewer manhole and an underground pump. It is unlikely that the proposed works will result in any sustained unpleasant smell.

An odour assessment has been carried out at a similar pumping station and details submitted to Council. The Odour Report indicates that the Sewage Pump Station gave an odour image/signature that was similar to the recording taken at 150m from the WWTP (in the case of Pennant Hills Golf Course). The smell recording was carried out by E-Nose. This level of smell could not be easily discernible by human senses. However, it is acknowledged that there could be occasions where some gases could occasionally escape from the nearby sewer access points. Notwithstanding the above, the odour report indicates that there will be no significant issues for odour management from the pump.

Further, the application has been reviewed by Council’s Environmental Health Officer, who has raised no objection in relation to this matter. Appropriate conditions have been recommended to ensure minimal impact on the adjoining residents.
ITEM 3 (continued)

d) Concern in relation to any potential smell arising from the treatment plant as there are dwelling houses adjoining the site. The Statement of Environmental Effects appears to be quite general in relation to the issue of odour arising from the development.

Assessment Officer’s Comment:

The issue of odour has been considered in detail by the applicant and has also been reviewed by Council’s Environmental Health Officer. An odour assessment was undertaken by the applicant to obtain real-time ground-level detection of odour emissions from a similar existing treatment plant at Pennant Hills Golf Course (which has similar characteristics to the proposed treatment plant in relation to its treatment method and design).

Generally it is acknowledged that sewer mining works do have the potential to cause unpleasant odour if not adequately managed. The odour assessment report concludes that the treatment plant produces a weak sewage smell, estimated to be between 1 and 5 odour units, which persists at 10 metres from the main plant building (in the direction of the wind) then loses its identity becoming a typical golf course odour representing the smells of the golf course including grass, eucalyptus trees and soils. The main sources of odour at the treatment plant were on the roof above the screens area and above the aerobic area, and at the screenings bin. The strength of odours measured in this study suggest that if the matters mentioned above are addressed, there could be no further necessity to monitor odours in order to better manage them at a similar plant and site.

The proposal ensures that the treatment building/plant is located more than 10m from the road frontage. The location of the aerobic and anoxic treatment zone (located inside the treatment building) will be setback approximately 20m from the Twin Road frontage. The wall of the treatment building facing the street will be without any opening except for the two small windows to the office room. The nearest residential property will be situated approximately 43m from the front wall of the treatment facility (and more than 50m from the treatment zone).

In addition to the above, the following measures will be implemented to ensure minimal or no significant odour problem arise at the site:

- The bioreactor will be adequately oxygenated and as a result would minimise smell within the golf site.
- The treatment facility will be enclosed with solid wall on the sides with a retractable cover over part of the roof. The plant room will have skylights for sunlight access.
- Additional screen planting will be introduced to screen the treatment facility from the street and residential area.
- Scented vegetation will be planted to mask and lessen any potential odours from the treatment plant.
ITEM 3 (continued)

- Further treatment plant odour control techniques for the aerobic treatment area, will be specified at the detailed design stage (condition 19, 22, 23) prior to the issue of Construction Certificate and further approvals under Local Government and the Water Industry Competition Act 2006.
- The screening bins will also be cleaned frequently to prevent a build-up of the screening waste material.
- Odour control will be specified on the balance tank at the design stage.
- The site will also maintain a complaints register as part of its Operational Management Plan.
- The recycling facility will be subject to licensing requirement under the Water Industry Competition Act 2006.

As stated above the plant has been oriented to create a greater buffer to the anoxic and aeration zones. Furthermore these zones will be enclosed with concrete wall and metal roof. Part of the roof will be retractable covers. The screening/treatment area is also to be located on the far side of the plant away from Twin Road to increase the distance of potential odour-generating sources to approximately 30m inside the site boundary. The above separation distance will ensure that the smell does not reach any residential area or other public place including the footpath along the Twin Road frontage and the golf course that would be frequented by the golfers. Further, it is in the interest of the North Ryde Golf Club to ensure that the facility is odour free because of the nature of the use of the site, that is, the golfing range, club house and restaurant which operate from the site.

In addition to the adoption of design solution to abate potential odour emitted from the site, clear guidelines have been developed by the applicant in relation to the operation and management of the plant. In addition, appropriate conditions of consent have been recommended to ensure odour is controlled at all times (see conditions 103). It is also noted that further design and operational details will be developed in order to secure a Section 68 Permit from Council and to secure the network operator’s license from the Independent Pricing and Regulatory Tribunal (IPART).

e) The applicant at their cost, needs to bore under driveways to minimise impact on stencilled concrete driveways.

Assessment Officer’s Comment:

Applicant has indicated that under-boring techniques will be used where necessary including the crossing of pipes across the Lane Cove Road and at the driveway locations. Where boring is not practical, any disturbance to the resident will be minimised and the driveway reinstated to its original conditions at applicant’s cost.
ITEM 3 (continued)

f) Possible noise issues at the new pump station in Santa Rosa Park.

Assessment Officer’s Comment:

The proposed pump will be constructed within an existing Sydney Water site on Bridge Road. The pump will be designed as a concrete well located below ground (with submersible pump). An above ground master control panel (measuring approximately 850mm high with enclosure) will be visible. The pump will be operated between 8am and 10pm with a maximum extraction rate of 650kL/day.

Details submitted with the application indicate that acoustic assessment was undertaken at an almost identical facility to obtain typical noise emissions from plant and equipment. The noise generated by the proposed pump would be less than 20dB(a) which is well below the acceptable noise level in a residential area. Noise emissions associated with the operation of the proposed WTP and pumping station are predicted to comply with the relevant acoustic criteria at all times and will not adversely affect the acoustic amenity of adjacent residents.

Given that the above hours of operation are reasonable and that the pump will be located below ground level, it is unlikely that the pump would cause any significant impact on the amenity of the locality.

g) Landscaping at the new pump station in Santa Rosa Park and the waste water treatment facility should be undertaken by the applicant to address any likely visual amenity / pollution problems.

Assessment Officer’s Comment:

The vegetation and turf near the creek will not be significantly altered. Any trench dug will be reinstated. A comprehensive landscaping and screen planting will be carried out on the site (see condition 25(d) & 43).

8. SEPP1 Objection received?

No, not applicable.

9. Policy Implications

Relevant Provisions of Environmental Planning Instruments etc:

(a) Local Environmental Plan 2010

Ryde LEP 2010 was gazetted on 30 June 2010. Under this LEP, the site is zoned Private Recreation (Golf Course) Infrastructure (pump site) and Low Density Residential (Roads). This instrument contains a Savings Provision (clause 1.8A) which states:
ITEM 3 (continued)

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

The DA was lodged on 26 March 2010 before the commencement of this Plan, and so it may be determined as if Ryde LEP 2010 had not commenced and is a draft planning instrument.

In this respect, the development is permissible with consent within the above zoning and the development is not contrary to any of the objectives in the draft LEP 2010.

(b) Ryde Planning Scheme Ordinance

Zoning

Open Space - Recreation Private
The golf course site where the water recycling / treatment plant is proposed is zoned Open Space - Recreation Private. The proposed water recycling works would be considered ancillary to the primary use of the site as a golf course and is therefore permitted under the Ryde Planning Scheme Ordinance subject to Council’s consent.

Special Uses - Water, Sewerage & Drainage
The sewer pump would be located at 257 Bridge Road which is zoned as Special Uses - Water, Sewerage & Drainage. The proposed sewer pump and piping works are consistent with the zoning. The works are permitted with Council’s Consent.

Road Reserve
The proposed pipes will be laid along the Bridge Road and Twin Road road reserve. The road is unzoned and therefore no specific controls are applicable under the Ryde Planning Scheme Ordinance.

The proposed works along the roads are acceptable to Council’s Access and Traffic Team as per the comments received on 16 June 2010. A separate road opening permit would be required prior to commencement of any work along the road.

Mandatory Requirements

Clauses 34(1): Requires Council to consider the probable aesthetic appearance of the development when viewed from a railway, waterway or adjacent to any county or main road, public reserve or land reserved for open space or land with Zone No. 6 (a), 6 (b) or 6 (c).

No adverse aesthetic impact will result from the proposed sewer pump as it will be located underground within a Sydney Water site.
ITEM 3 (continued)

The proposed treatment facility building and holding tanks will be located within the golf course maintenance compound which already has structures such as water holding tanks, maintenance sheds and irrigation pump. The proposed structures will be of low scale (lower in height than existing cottage that will be demolished) and will be sufficiently screened from the street via screen planting and the building setback.

The application is considered satisfactory in relation to this matter.

Clause 34(2) – Traffic Impacts

The following to be taken into consideration for developments likely to cause increased vehicular traffic on any road in the vicinity of the development:

i) **Whether adequate vehicular entrances to and exists from the site have been provided**

Existing driveway (with minor modification) will be used to service the treatment facility. The application has been reviewed by Council’s Traffic Engineer and the RTA in relation to this matter and no issues have been raised.

ii) **Provision of space for parking on the site.**

Adequate parking and delivery area will be provided at the treatment facility site.

An office area of approximately 24.5m² is proposed adjacent to the treatment room. Based on the above floor area, one car parking space would be required. A car parking space and adequate loading/ unloading and turning area will be provided.

iii) **Provision of loading and unloading and pickup/ setting down of passengers.**

Adequate loading and delivery area has been provided on the site and will be located between the holding tanks and the treatment plant.

Clause 42 – Advertising Signs

No advertising signs are proposed with the current proposal.

Clause 79(2) – Suspension of Acts & Covenants etc

There are no easements affecting the site. If there were any such covenants affecting the land, the requirements under the RPSO would prevail in the current zone as specified under this clause. No issues are raised in relation to this Clause.
ITEM 3 (continued)

Clause 86 – Protection of heritage items, heritage conservation areas and relics

Clause 86 requires consent for any work affecting a heritage item as defined in Schedule 15 of the RPSO and sets out the assessment criteria for the proposal that could impact on the significance or setting of a heritage item.

The site is located in the vicinity of heritage item no. 322 (126 Twin Road - Cottage), no. 301 (16 Wicks Rd – Cottage) and no. 22 (50 Bridge Road – Cottage). The application has been reviewed by Council’s Heritage Officer and the following comments have been received:

*It is considered that there will be minimal impact on the three heritage items as listed. The major part of the work is underground and will have no impact. The above ground component at the intersection is at a sufficient distance that there will be no heritage impact. The cottage, to be demolished was not identified in the 1988 Heritage Study, nor has it been nominated by the community for the 2010 heritage review. It is however one of the early houses of Ryde, possibly an early farm house.*

*It is recommended that a heritage assessment be made of the cottage, including an archival record, in accordance with the requirements of the Heritage Office, before demolition is approved.*

1. Prior to demolition works, the applicant shall submit to Council an archival photographic recording of the existing farm house cottage (both internal and external details). The report should be presented in a suitable archival binder suitable for long term storage in accordance with the NSW Heritage Office publication photographic recording of heritage items using film or digital capture as guide in the preparation of this report. The photographic recording must be submitted to Council for approval prior to being submitted to Council’s Local Studies Library.

The above has been included in the recommendation of this report (see condition 3)

(c) Relevant State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) 2007 (SEPP)

The applicable clauses under the SEPP are Clause 105 & 106 that deals with *sewage reticulation systems* and *water recycling facility*. Under Clause 105, the works are defined as follows:

*Water recycling facility* means a facility for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including sewer mining works), whether the facility stands alone or is associated with other development, and includes associated: (a) retention structures, and (b) treatment works, and (c) irrigation schemes.
ITEM 3 (continued)

The proposed development falls within the scope of the above definition and is permitted with consent under the SEPP.

**State Environmental Planning Policy No. 55 – Remediation of Land**

Under Clause 7 (1) 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
(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) 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.

The site has been used as a golf course and residence in the past. It is unlikely that the site is contaminated. Given that the proposed development is not for habitable purposes, no further requirements apply under the SEPP.

(d) **Relevant Regional Environmental Plans (Deemed SEPPs)**

N/A

(e) **Development Control Plan 2010 (DCP2010)**

The following sections of DCP 2010 apply to the proposed development:

**Part 7.1 – Energy Smart/Water Wise**

There are no specific requirements that would apply to the proposed development. However, the proposal is consistent with the intent of this part of the DCP as it promotes recycling and efficient use of water. This will contribute towards sustainable use of water resources.

**Part 7.2 – Waste Minimisation and Management**

It is proposed that the demolition wastes will be recycled or reused. Excess soil material resulting from the pipe works and excavation will be taken to an appropriate landfill. Garbage bins will be provided on-site for collection of general waste. All bio-solids generated from the treatment plant will be returned to the sewer system via a return pipe.

**Part 8.2 – Stormwater Management**

Appropriate measures will be implemented to provide satisfactory stormwater management on the site. Council’s Development Engineer has reviewed the proposal in relation to these requirements and has advised that the proposal will be satisfactory subject to conditions.
ITEM 3 (continued)

Part 9.1 – Advertising Signs

The proposal does not include any advertising signs on the site. Condition 7 restricts installation of any new advertising structure or sign on the site.

Part 9.2 – Access for People with Disabilities

An accessible path of travel will be provided to the structure in accordance with the DCP requirement for Class 10b structures.

Part 9.3 – Car Parking

The required car parking spaces is based on additional floor space proposed on the site.

The development at the golf course is for a treatment plant comprising of bioreactor and screening membranes through various tanks. Such plant rooms are not considered floor space under the definition contained in the RPSO.

A small office is included within the plant room with a floor area of approximately 24.5m². Based on the above floor area, one car parking space would be required which has been provided on site. Adequate parking spaces, loading/unloading and turning area will be provided which is considered satisfactory.

10. Likely impacts of the Development

Built Environment

The proposed treatment plant is of low scale and height. The treatment plant will be adequately setback and screened from the road. No issues are raised in terms of impact on existing built form on the site.

Odour Impact Assessment

According to the NSW Department of Environment and Climate Change’s odour assessment criteria, acceptable odour is defined as 2 odour units (NSW DECC 2006). An odour assessment was conducted in relation to the proposed development which is discussed later in this section of the report.

The proposed WWTP will be a partially enclosed membrane bioreactor (MBR) treatment plant. It will be substantially smaller than typical Waste Water Treatment Plants operated by Sydney Water. Individual components of the recycled water scheme are discussed in relation to potential sources of odour as follows:

- Pump station: Generally no odours are expected as the pump will be located underground. However, odour may be generated from the pump station on an infrequent basis in the event of access for emergency or maintenance.
- Pipeline route: No odours are expected along the pipeline route.
ITEM 3 (continued)

- **Treatment Plant**: Potential sources of odour are discussed in the site odour assessment below. It should be noted though that:
  - MBR plants emit less offensive odours in comparison to the more traditional treatment plants as they tend to have fewer non-mixed or aerated zones, such as clarifiers.
  - The small scale of the facility, the enclosure of potential odour-generating processes and implementation of odour controls will diminish and mitigate the risk of odour transmission off site.

**Site assessment summary**

An odour assessment was undertaken by E-Nose Pty Ltd in February 2009 to obtain real-time ground-level detection of odour emissions from a similar existing treatment plant at Pennant Hills Golf Course. This treatment plant was selected for its treatment method and design that is similar to the proposed development at the NRGC, and can therefore provide measurable results for odour emissions that would be comparable to the proposed plant.

The odour assessment report concludes that the treatment plant produces a weak sewage smell, estimated to be between 1 and 5 odour units, which persists for up to 10 metres from the main plant building, but disappears at the distance of 25m. The measurements confirm the odour signature persists down-wind of the treatment plant to a distance of 10 metres then loses its identity becoming a typical golf course odour representing the smells of the golf course including grass, eucalyptus trees and soils.

The main sources of odour at the treatment plant were on the roof above the screens area and above the aerobic area, and at the screenings bin. The strength of odours measured in this study suggest that if the matters mentioned above are addressed (screening area and aerobic process), there could be no further necessity to monitor odours in order to better manage them at a similar plant and site.

**Mitigation Measures**

As odour was observed to substantially diminish at a distance of approximately 10m from the plant, the plant has been located so as to maintain a minimum 10m buffer distance between the plant and the site boundary.

In addition to the above, the following measures will be implemented to ensure minimal or no significant odour problem arise at the site:

- The bioreactor will be adequately oxygenated and as a result would minimise smell within the golf site.
- The treatment facility will be enclosed with solid wall on the sides with a retractable cover over part of the roof. The plant room will have skylights for sunlight access.
ITEM 3 (continued)

- Additional screen planting will be introduced to screen the treatment facility from the street and residential area.
- Scented vegetation will be planted to mask and lessen any potential odours from the treatment plant.
- Further treatment plant odour control techniques for the aerobic treatment area, will be specified at the detailed design stage (condition 53 & 109) prior to the issue of Construction Certificate and further approvals under Local Government and the Water Industry Competition Act 2006.
- The screening bins will also be cleaned frequently to prevent a build-up of the screening waste material.
- Odour control will be specified on the balance tank at the design stage.
- The site will also maintain a complaints register as part of its Operational Management Plan.
- The recycling facility will be subject to licensing requirement under the Water Industry Competition Act 2006.
- The site will also maintain a complaints register as part of its Operational Management Plan.

Dust Impacts

During the construction phase, the project has a potential to create a low level air quality impacts from airborne dust generated during pipeline installation and plant construction at the golf course. Airborne dust will be minor in nature and is unlikely to affect residents near the construction site and along the trenching route.

Mitigation Measures

The following mitigation measures would be employed if necessary to reduce any potentially adverse air quality impact from dust during construction:

- water sprays would be used over exposed areas and stockpiles;
- significant dust generating activities would be limited during unfavourable weather conditions;
- exposed areas would be either be sealed or stabilised by fast growing grasses; and,
- all truckloads of imported or exported soil/gravel material would be covered during transit.

Conditions have been recommended to ensure that dust is minimised (see condition 51 & 65).

Noise Impact

Based on the reports submitted with the application, some level of construction noise may be experienced by the nearest residence. This would occur while trenching and piping activities are carried out. This will depend on the number of machines being used on the day and whether there is simultaneous use of two or more machines. It is noted that this noise will occur during the day time and will be temporary in nature.
ITEM 3 (continued)

It is further noted that the actual noise levels would be lower than the predicted levels (which are the highest predicted levels) at the receiving residential boundaries. Site monitoring and mitigation measures will be implemented.

An Acoustic Assessment of the development in relation to the construction and operational aspect of the development have been conducted and submitted to Council. The construction noise will be adequately managed.

The proposed pumping station will be located underground and will operate between 8am to 10pm daily. The noise level generated from the underground submersible pump would not exceed the background noise level by more than 5dB(a). Specific conditions have been recommended to ensure that the pump will operate within the time restrictions imposed by this consent and that noise levels do not exceed to unsatisfactory levels at any time (see conditions 82, 83, 84, 106, 107, 108 & 109).

Mitigation Measures

The applicant proposes a number of mitigation measures in order to minimise potential noise impacts. Some of which includes the following:

- informing potentially affected residents in advance as to the extent and timing of works and responsibly advising when noise levels during such works may be relatively high (see condition 56 & 57);
- preparation of a noise management plan (to be included in the Environment Management Plan) prior to the commencement of works to ensure that all employees understand and take responsibility for noise control at and around the site;
- where known to be readily available, using plant having lower noise emission levels and ensuring high efficiency mufflers are fitted on all construction equipment;
- work only within designated hours nominated in proposed Council DA conditions or stated below (see condition 64); and,
- providing a contact telephone number for the public to seek information or make a complaint and maintaining a record of complaints for timely action by the site superintendent.
- Construction activities should be guided by AS2436-1 981 Guide to Noise Control on Construction, Maintenance and Demolition Sites as necessary. Where construction noise is audible at residential premises, construction should be limited to the following times: Monday to Friday, 7:00 am to 6:00 pm; Saturday, 8:00 am to 1:00 pm, otherwise 7:00 am to 1:00 pm if inaudible at residential premises; and no construction on Sundays or public holidays. The proposed measures would form part of the Contractor’s Environment Management Plan. If a noise complaint was received during construction, the activity giving rise to the complaint may be temporarily suspended and practicable options for additional noise mitigation would be investigated (see condition 64).
ITEM 3 (continued)

Impact on Human Health

Council’s Environmental Health Officer has reviewed the application in detail in relation to this matter and noted that the proposal would not result in any unacceptable level of risk to human health by either direct or indirect contact.

The treated water will comply with the standards for high risk exposure. This means that the treated water will be suitable for unrestricted access and application.

Nevertheless, it is proposed to schedule irrigation outside course operating hours and to design the sprinkler system to minimise the risk of drift contamination. Appropriate signage will also be provided to minimise accidental exposure. Monitoring will also need to be carried out to verify the quality of the treated water prior to commissioning the system and on an ongoing basis to ensure that the water quality is maintained (see condition 109).

Traffic Impact

During Construction

The existing golf course driveway at 505 Twin Road is to be used to access the course. Vehicles that will need to access the site from Twin Road at various times during construction include excavators, concrete mixers, dump trucks and a crane, as well as cars and utility vehicles. Existing maintenance access points from Bridge Road into Santa Rosa Park would be used to provide access for plant and equipment.

During construction, access to footpaths and dwellings would be affected for temporary periods by the construction of the pipeline. It is expected that impacts on local traffic, pedestrians and residents would be similar to typical services installation activities. Where pedestrian access is temporarily affected, alternative safe access or routes will be provided. If driveways or other vehicle access points are to be temporarily blocked for pipeline installation, the relevant residences would be notified by mail prior to commencement of works (see condition 9 & 11). Impacts on Lane Cove Road traffic will be minimised through the use of under-boring techniques for pipeline installation to gain access to the golf course. Further liaison would be undertaken with the RTA and the City of Ryde to ascertain any additional requirements (see conditions 4 – 18).

Appropriate work signs and safety exclusion fencing are to be used at the work site boundaries (see condition 46 & 58). Contractor parking will be available within the existing NRGC car park and at the construction site on the golf course.

Operation

During day to day site operation and maintenance, one waste removal truck would visit the site weekly. Plant operators would initially visit the plant daily in a van or car and long term would be expected to visit the site on a weekly basis.
ITEM 3 (continued)

There would be no significant impacts to traffic and access during day-to-day operation of the scheme. However, a Traffic Management Plan would be developed for the construction period (see condition 10).

Impact on Waterways

Appropriate management measures will be put in place to minimise the environmental risks to the waterways. Council has sought advice from the Department of Water and Energy in relation to the proposed development. A Controlled Activity Permit would be required from the Department under the Water Management Act for works within 40m of a waterway (in this case the extraction and pump). The proposal will not result in sewage leaking into the creek as the sewer will be contained within the proposed pipe lines and treatment tanks.

Mitigation Measures

During site construction and operation, appropriate soil and water management practices will be used to minimise the potential impacts. Stormwater drainage and water quality management devices for spills or other incidents will be installed and maintained on site during construction and operation as required. Specific construction details will form part of details to be submitted for Construction Certificate and with the application for the Controlled Activity Permit (see conditions 110 - 124).

Impact on Groundwater

Geotechnical Investigation was carried out by Jeffery and Katauskas Pty Ltd for the applicant. As excavations for the treatment plant are not anticipated to reach the depths that groundwater was encountered in BH1 - BH3 near the proposed location, it is considered unlikely that significant groundwater inflows would be encountered during excavation for the proposed wastewater treatment plant. As such there is likely to be a low potential for the plant to have an impact on groundwater.

Mitigation Measures

Irrigation rates would be controlled or restricted in lower-lying areas of the site to avoid water logging and inefficient losses to groundwater. This practice would continue with the use of recycled water. Based on the details included in the application, leaching of irrigated water to groundwater, other than required for flushing salt out of the root zone, is unlikely to occur on a regular basis as a result of the depth to the groundwater table and the silty clay (moderate to low permeability at depth) native soils.
ITEM 3 (continued)

Irrigation water

Nitrogen and phosphorus
Irrigation water will contain key nutrients including nitrogen and phosphorous. The treatment plant design will include specific processes to reduce the concentrations of nitrogen and phosphorous in treated water to acceptable levels for the course. This includes estimating the treated water quality that would supply nutrients at a concentration equal to or lower than the current fertiliser applications. At later stages there will be monthly monitoring (turf water analysis) to establish the long-term data range, within the treatment plant specifications, for parameters relevant to maintenance of healthy soil and vegetation conditions.

According to the applicant, the above will allow the course superintendent to develop site-specific responses to augment or mitigate specific water quality parameters, such as through supplementary fertiliser or varying the quantity of remediation products such as gypsum to manage the behaviour of sodium in the soil.

It has further been indicated that, more detailed assessment of preferred nutrient concentrations in irrigation water will be undertaken in consultation with the course superintendent and NRGC’s turf consultants and suppliers prior to finalisation of the treatment plant detailed design.

Salts

Issues in using saline water sources are soil salinisation, resulting in direct salt injury to turf, and secondary problems of loss of soil structure ensuing from sodium and bicarbonate effects (bicarbonate binds calcium which can increase the effect of soil sodium).

According to the reports, salt content in domestic sewage typically is low; this is to be confirmed with Sydney Water during the design phase. Whether the site and/or the treated water will need additional management for salinity will depend primarily on salt concentration in the effluent stream.

Mitigation measures

Conventionally available products such as gypsum will be utilized to counteract the effects of increased salts. These products can be applied at low, maintenance-level rates through the irrigation system with specialised equipment. NRGC already has an injection system attached to its irrigation system to add necessary supplements when required. This would be used as needed to manage salts.

The dominant turf species at the golf course (Kikuyu and Santa Ana couch grass) are relatively salt resistant. Turf species used on greens, however, are likely to be more sensitive to salt and may be subject to suitable site-specific management practices following regular soil testing for turf needs.
ITEM 3 (continued)

Environmental Health & Irrigation Management

The Statement of Environmental Effects state that the water quality management will be governed by 3 key concerns, that is, human health, environmental health and maintenance of golf course turf conditions. Each type of monitoring will have different sampling frequencies and specific safety criteria.

In accordance with the *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks*, the irrigation water will be classified for municipal use – with unrestricted access and application which sets more stringent requirements for irrigation water quality. Additionally, Department of Water & Energy’s (DWE) Interim NSW Guidelines for Management of private recycled water schemes (2008) also outline water quality criteria that must be met. As the scheme is intended for irrigation with unrestricted access and application, the treatment target will be to provide water rated for a “high” exposure risk level. Validation and verification monitoring will be carried out based on a bi-weekly, weekly and continuous basis as indicated in the table below extracted from the Statement of Environmental Effects:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Effluent Compliance Value</th>
<th>Influent Monitoring Frequency</th>
<th>Effluent Monitoring Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.coli(^\text{1})</td>
<td>&lt; 1 cfu / 100mL</td>
<td>Weekly</td>
<td>2 times / week</td>
</tr>
<tr>
<td>BOD</td>
<td>&lt; 10mg/L</td>
<td>Not required</td>
<td>2 times / week</td>
</tr>
<tr>
<td>SS</td>
<td>&lt; 10mg/L</td>
<td>Not required</td>
<td>2 times / week</td>
</tr>
<tr>
<td>pH</td>
<td>6.5 – 8.5</td>
<td>Continuous online (or weekly)</td>
<td>Continuous online</td>
</tr>
<tr>
<td>Turbidity</td>
<td>&lt; 2 NTU (95%ile(^2))</td>
<td>Continuous online (or weekly)</td>
<td>Continuous online</td>
</tr>
<tr>
<td></td>
<td>&lt; 5 NTU (maximum)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disinfection</td>
<td>Chlorine: 0.2-2.0 mg/L residual(^3)</td>
<td>N/A</td>
<td>Continuous online</td>
</tr>
<tr>
<td></td>
<td>UV: TBA</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ozzone: TBA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coliphages(^1)</td>
<td>&lt; 1 cfu / 100mL</td>
<td>Fortnightly</td>
<td>Weekly</td>
</tr>
<tr>
<td>Clostridia(^1)</td>
<td>&lt; 1 cfu / 100mL</td>
<td>Fortnightly</td>
<td>Weekly</td>
</tr>
</tbody>
</table>

Source: Table 7.1, DWE 2008
Notes Tables 7.1 & 7.2:
1. Water quality objectives represent rolling median of 5 consecutive samples for numbers of micro-organisms
2. Limit met prior to disinfection
3. Total chlorine residual after a minimum contact time of 30 minutes.

Natural Environment

The development is unlikely to impact on the existing natural environment. No trees will be removed in relation to the proposed development. Additional screen planting has been proposed along the Twin Road frontage.
ITEM 3 (continued)

11. Suitability of the site for the development

The site is not classified as a heritage item or affected by flooding. The sewer treatment plant will be located in the south eastern corner adjacent to the existing maintenance sheds and storage tanks. The site is large and reasonably separated from the main residential area. In this regard, the proposal is considered to be suitable for the site in terms of the impact on both the existing natural and built environments.

12. The Public Interest

The NSW State Government and Sydney Water are placing increasing emphasis on water conservation in light of the water shortage in the State. Time restrictions on water use still apply to various part of the state. Subject to Sydney Water restrictions, the Golf Club/Course uses over 300,000 litres of water per day for irrigation of the greens.

The proposed recycling facility will promote water conservation and reduction in water usage in accordance with the state government policy.

The project has been designed to minimise any potential adverse impact on the locality. The issues of concern in terms potential odour and noise has been satisfactorily addressed in the application. Compliance can be achieved by the recommended conditions.

Given the above it is considered that the proposal is in the public interest.

13. Consultation – Internal and External

Internal Referrals

Environmental Health Officer, 29 June 2010: The Environmental Health Officer did not raise any objections to the proposal after reviewing the application. The following comments were received:

Quality of source water:
The source water will be municipal sewage drawn from an existing Sydney Water Shrimpton’s Creek sub-main. The sub-main catchment is mainly residential in character with some commercial development, including the Midway Shopping Centre. According to the Statement of Environmental Effects (SEE), water sampling and analysis will be carried out to determine the quality of the source water and ensure that the treatment plant is designed appropriately.

End use of recycled water:
The treated water will be used for spray irrigation of the golf course. Treated water surplus to irrigation requirements will be discharged back to the sewerage system.
ITEM 3 (continued)

**Quality of recycled water:**
The treated water will comply with the standards for high risk exposure specified in the NSW Department of Water and Energy Interim Guidelines for Management of Private Recycled Water Schemes.

These standards are as follows:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Effluent compliance value</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.coli</td>
<td>&lt;1 cfu/100mL</td>
</tr>
<tr>
<td>Biochemical Oxygen Demand (BOD)</td>
<td>&lt;10mg/L</td>
</tr>
<tr>
<td>Suspended Solids</td>
<td>&lt;10mg/L</td>
</tr>
<tr>
<td>pH</td>
<td>6.5 - 8.5</td>
</tr>
<tr>
<td>Turbidity</td>
<td>&lt;2 NTU (95 percentile)</td>
</tr>
<tr>
<td></td>
<td>&lt;5 NTU (maximum)</td>
</tr>
<tr>
<td>Disinfection</td>
<td>Cl: 0.2 - 2.0mg/L residual</td>
</tr>
<tr>
<td></td>
<td>UV: TBA</td>
</tr>
<tr>
<td></td>
<td>Ozone: TBA</td>
</tr>
<tr>
<td>Coliphages</td>
<td>&lt;1 pfu/100mL</td>
</tr>
<tr>
<td>Clostridia</td>
<td>&lt;1 cfu/100mL</td>
</tr>
</tbody>
</table>

**Potential environmental health impacts:**

(a) **Human health:**

Sewage contains bacteria and viruses that may pose a risk to health if a person comes into direct contact with the sewage. Possible routes of infection include:
- Ingestion
- Inhalation
- Skin contact

As stated previously, the treated water will comply with the standards for high risk exposure. This means that the treated water will be suitable for unrestricted access and application.

Nevertheless, it is proposed to schedule irrigation outside course operating hours and to design the sprinkler system to minimise the risk of drift contamination. Appropriate signage will also be provided to minimise accidental exposure. Monitoring will also need to be carried out to verify the quality of the treated water prior to commissioning the system and on an ongoing basis to ensure that the water quality is maintained (see conditions 109).
ITEM 3 (continued)

(b) **Odour:**

The proposed treatment plant has the potential to emit odours. Odour may be emitted from the pumping station on an infrequent basis during maintenance. According to the Statement of Environmental Effects, an odour assessment at a similar existing plant at Pennant Hills Golf Course found that the treatment plant emitted a weak sewage odour that could be detected up to 10 metres away.

At the time of the assessment the wind was wafting intermittently at 0 - 5 km/h. However, according to the assessment report, stronger wind conditions might cause the odour to travel more than 10 metres from the treatment plant. The assessment also found that the main sources of odour were the screening plant and the aerobic tank.

The proposed plant is located greater than 10 metres from the front site boundary and approximately 30 metres from the nearest residences.

It is also proposed to locate the screening plant on the far side of the plant area and to enclose the screening bin or bag and remove the screenings at frequent intervals to minimise the emission of odours. Additional control equipment may also be installed if needed to control odours from the aerobic tank.

Council’s Team Leader – Environmental Health Team spoke to an officer from Hornsby Shire Council who confirmed that there were no problems with odours from the treatment plant at Pennant Hills Golf Course.

Based on the information provided, it is considered unlikely that odours will be a problem.

(c) **Noise:**

Noise will arise from the operation of pumps, filters and other mechanical plant.

The proposed pumping station and treatment plant will operate between 8:00am and 10:00pm daily (see condition 54). The treatment plant will up to 24 hours a day (for biological processes to occur efficiently) and the irrigation system will typically operate between 9.00pm and 7:00pm.

The noise levels emitted by the pumping station and treatment plant must not exceed the background noise level by more than 5dB(A) when measured at the boundary of any residential premises in the vicinity.

According to the Statement of Environmental Effects, the noise levels will comply with the relevant noise criteria at all times and will not adversely affect the acoustic amenity of adjacent residential receivers. Conditions are recommended to ensure that this requirement is met (see condition 82, 83, 84, 106, 107 & 108)
ITEM 3 (continued)

(d) Water pollution:

Appropriate erosion and sediment controls will need to be installed and maintained during construction works to prevent the escape of sediment. Measures will also need to be put in place to prevent the escape of accidental spills or leaks during construction works and the operation of the facility.

The treated water will contain elevated levels of nitrogen, phosphorous and other pollutants, and must not be allowed to runoff into any stormwater drain or watercourse. This will require careful design and management of the irrigation system (see condition 93).

(e) Soil Degradation:

Salts in the irrigation water can accumulate in the soil resulting in a loss of soil structure and reduced permeability. Accumulated salts can also have a detrimental effect on vegetation. The salts come from products such as laundry powders and detergents, human wastes and trade wastes discharged to the sewerage system.

According to the Statement of Environmental Effects, salts will be managed by the controlled application of irrigation water and the use of special supplements such as gypsum to increase the rate at which salts are leached out of the soil.

Other approvals:

The proponent will need to obtain a network operator’s licence from the Independent Pricing and Regulatory Tribunal (IPART) under Section 6 (1) of the Water Industry Competition Act 2006 to construct, maintain and operate water industry infrastructure.

The proponent will also need to obtain approval from Council under Section 68 of the Local Government Act 1993 to install and operate a sewage management system (see condition 23).

Approvals will also be required from Sydney Water Corporation to take sewage from the sewerage system and to discharge liquid trade wastes to the sewerage system (see conditions 21).

Environmental Health Recommendation

That the application be approved subject to the (recommended) conditions (see conditions 19 - 24).
ITEM 3 (continued)

Development Engineer, 18 May 2010: The following comments have been received from Council’s Development Engineering Section:

The proposed development is generally located over existing impervious area, in this regard OSD is not required for the proposal.

The applicant’s engineer has designed a concept stormwater drainage plan which proposed to collect the roof areas runoff and piped it to a 45000 litres rainwater tank connected for reuse. The over flow from the rainwater tank, including that from the paved areas are then piped to a level spreader, which disperses the overflow onto the golf course. The design is considered to be satisfactory in concept and in accordance with Council’s stormwater policy.

Access to the site is proposed via an existing vehicular crossing which will be slightly modified to facilitate access. Turning areas have also been provided on site to enable vehicles to exit the site in a forward direction.

In view of the above, no objections area raised to the proposal, subject to the following engineering conditions.

Catchments and Assets, 21 April 2010: The following comments were provided:

The applicant proposes to locate an underground pump station and above ground control system within the Sydney Water Corporation owned property at Lot 25, DP12569, No.257 Quarry Road, Ryde on the left bank of Shrimptons Creek. The proposed location of the pump station and control system is located outside the 1 in 100 year ARI flood extent.

The proposed sewer rising main crosses the road and runs parallel to the bridge structure in Bridge Road. The applicant has not submitted the details of the creek crossing and long section of this sewer rising main.

There are no objections to the proposed development subject to the following conditions.

1. Prior to the issue of a Construction Certificate, the Council shall be provided, to its satisfaction, with documentation addressing the following:
   a) Detailed engineering plans on a survey base describing all proposed works, existing and proposed levels, boundaries, utility services, trees, structures and other features within the vicinity of the works at a scale of 1:100, 1:200 or 1:250. The design of any works in or within forty metres of Shrimptons Creek shall comply with the requirement of the NSW Office of Waters’ Works and Watercourse Design Guideline, Watercourse Crossing Design & Construction Guideline and Pipe and Cable Laying across Watercourses and Riparian Area Guideline.
ITEM 3 (continued)

b) **Engineering documentation shall include longitudinal sections of the sewer rising main and sewer diversion, with details of all service crossings, and describe special details for the Shrimptons Creek crossings (under and over).**

c) **The clearance between the obvert of the sewer diversion pipeline and the invert of Shrimptons Creek shall be no less than one metre and the sewer diversion pipeline shall be concrete encased. The pipeline materials shall be to the satisfaction of Council and Sydney Water.**

d) **A detailed Vegetation Management Plan consisting of proposed native plant species and densities for the riparian area along Shrimptons Creek affected by the works.**

e) **An erosion and sediment control plan in accordance with best management practices.**

f) **A detailed dilapidation report including photographic records of all structures, plants, trees and other features within the vicinity of any proposed works.**

2. **Prior to the issue of an Occupation Certificate all disturbed areas / areas affected by the works shall be reinstated to the satisfaction of Council. A certificate to this effect shall be provided to the Principal Certifying Authority from the Council.**

3. **Prior to the issue of an Occupation Certificate the Council shall be provided with detailed works-as-executed plans prepared by a registered surveyor. Such plans shall detail the as constructed alignment of all pipelines and other features associated with the constructed system. A certificate to this effect shall be provided to the Principal Certifying Authority from the Council.**

**Access and Traffic Team, 16 June 2010:** Advised that the following consent conditions are required by the Access Unit:

- The pipe being installed with a minimum of 600mm depth (clear cover) below the top of the adjacent kerb.
- Application for a road opening permit and payment of relevant fee and restoration charges in accordance with Council’s standard arrangements.
- Trench backfill material to be placed and compacted and surface restoration to be carried out in accordance with “City of Ryde Development Control Plan 2006 Section 8.1 Construction Activities.
- Pipe location to be surveyed and as-constructed information (showing depth and alignment) supplied in electronic form to Council, for its records.
- RTA approval to be obtained for installation under Lane Cove Road, and if not specified by RTA, shall not be by open cut trenching.
- Installation of the pipeline under Council road pavement to be by directional bore.
- A Traffic Management Plan and a Pedestrian Management Plan to be submitted to Council for approval prior to commencing work.
- Property owners and residents to be notified in advance of the proposed works and the impacts on their vehicle access.
ITEM 3 (continued)

Heritage Officer, 3 May 2010: The following comments were received from Council’s Heritage Officer in relation to the demolition of an existing cottage to make way for the water recycling facility.

Proposal
It is proposed to construct a sewerage farming facility at the North Ryde Golf Course. It will comprise a shed and tank facility at the Wicks Rd. / Terry Rd. intersection, the installation of a new pipeline within the existing sewer line alignment between Shrimptons Creek and the golf course along Bridge rd and Twin Rd., and the installation of a pump station at Shrimptons Creek. The golf course site contains a simple Victorian style brick cottage fronting Wicks Rd. The proposal includes the demolition of the cottage and landscaping to the road edge at the intersection.

Assessment of Heritage Impact
It is considered that there will be minimal impact on the three heritage items as listed. The major part of the work is underground and will have no impact. The above ground component at the intersection is at a sufficient distance that there will be no heritage impact. The cottage, to be demolished was not identified in the 1988 Heritage Study, nor has it been nominated by the community for the 2010 heritage review. It is however one of the early houses of Ryde, possibly an early farm house.

Recommendations
It is recommended that a heritage assessment be made of the cottage, including an archival record, in accordance with the requirements of the Heritage Office, before demolition is approved.

1. Prior to demolition works, the applicant shall submit to Council an archival photographic recording of the existing farm house cottage (both internal and external details). The report should be presented in a suitable archival binder suitable for long term storage in accordance with the NSW Heritage Office publication photographic recording of heritage items using film or digital capture as guide in the preparation of this report. The photographic recording must be submitted to Council for approval prior to being submitted to Councils Local Studies Library.

Parks Section, 6 April 2010:

Council’s Parks Section raised no objections to the proposed development.

External Referrals

Roads and Traffic Authority, 24 May 2010:

RTA has reviewed the proposal and would grant its concurrence to the proposed works under Section 138(2) of the Roads Act, subject to Council’s approval and the following requirements being included in Council’s conditions of development consent:

Agenda of the Planning and Environment Committee Report No. 5/10, dated Tuesday 20 July 2010.
ITEM 3 (continued)

- All works located along Twin Road must be in accordance with the RTA’s requirements (RTA specification M209 – Roads Openings & Restorations). For further details please contact the RTA’s Area Maintenance Manager on Phone 88492848.
- The applicant will be required to submit a Traffic management Plan to the RTA for approval.
- The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
- All vehicles are restricted to left in left out movements to and from the treatment facility.
- All vehicles are to be wholly contained on site before being required to stop.
- Council should ensure that post-development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development discharge. Should there be changes to the RTA’s drainage system the detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works. Details should be forwarded to:
  The Sydney Asset Management
  Roads and Traffic Authority
  P O Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RTA’s approval is issued. With regards to the Civil Works requirement please contact the RTA’s Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

- Any proposed landscaping and/ or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath of Twin Road.
- All works associated with to proposed development are to be at no cost to the RTA.

Any proposed temporary/ partial road closures will require the applicant to apply for a Road Occupancy Licence (Form C & D) by contacting the Transport Management Centre’s Planned Incidents Units on (02) 8396 1513 during office hours (8am – 4pm) or 131 700 after hours.

It should be noted that the applicant will be required to submit the Road Occupancy Licence forms/ traffic management plan at least 10 working days prior to the start of works. Plans should be forwarded to Rohit Autar, Supervisor Planned Incidents Unit, Transport Operations, Transport Management Centre or on facsimile (02) 8396 1530.
ITEM 3 (continued)

Department of Water and Energy, 19 April 2010:

The Department did not raise any objections to the proposed development (pumping station) adjacent to Shrimpton’s Creek. The following comments were received:

Attached, please find the NSW Office of Water’s General Terms of Approval (GTA) for ‘works’ requiring a Controlled Activity Approval under the Water Management Act 2000 (WMA), as detailed in the subject DA.

Please note Council’s statutory obligations under section 91 A(3) of the Environmental Planning and Assessment Act, 1979 (EPAA) which requires a consent, granted by a consent authority, to be consistent with the GTA proposed to be granted by the approval body.

If the proposed development is approved by Council, the NSW Office of Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

The NSW Office of Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional 'works' on waterfront land (ie in or within 40 metres from top of highest bank of a watercourse, foreshore, or lake). Once notified, the NSW Office of Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed 'works' are part of Council's proposed consent conditions and the 'works' do not appear in the original documentation.

- The NSW Office of Water should be notified if Council receives an application to modify the consent conditions. Failure to notify may render the consent invalid.
- The NSW Office of Water requests notification of any legal challenge to the consent.
- Under Section 91A(6) of the EPAA, Council must provide the NSW Office of Water with a copy of any determination/s including refusals.

As a controlled activity (ie the 'works') cannot commence before the applicant obtains a Controlled Activity Approval, the NSW Office of Water recommends that the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Approval has been provided to Council".

The applicant must apply (to the NSW Office of Water) for a Controlled Activity Approval after consent has been issued by Council but before the commencement of any 'works'.

Agenda of the Planning and Environment Committee Report No. 5/10, dated Tuesday 20 July 2010.
ITEM 3 (continued)

Finalisation of a Controlled Activity Approval can take up to 8 weeks from the date the NSW Office of Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form together with any required plans, documents, the appropriate fee and security (ie bond, if applicable) and proof of Council’s development consent.

The above conditions and conditions contained in the GTA have been included in the recommended conditions (see conditions 110 - 124)

14. Critical Dates

There are no critical dates or deadlines to be met.

15. Financial Impact

Adoption of the option(s) outlined in this report will have no financial impact.

16. Other Options

Consideration of other options was not necessary as the proposal generally complies with Council’s planning controls and the concerns raised in the submissions have been reasonably addressed.

17. Conclusion:

The proposed development has been assessed against all relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 and is considered satisfactory.

The concerns raised in the submissions have been satisfactorily addressed in the application and via conditions of consent. The potential impact of the development such as odour and noise has been satisfactorily addressed. A similar development has been approved at the Pennant Hills Golf Course in Pennant Hills and is operating very successfully without any significant smell or noise. The development is adequately setback from public area including the footpath and will be adequately screened using screen planting and solid enclosure. Other operational practices will ensure that the plant is kept clean and odour free.

All of the issues raised by the public authorities (RTA & Department of Water and Energy) will be addressed and satisfied via conditions of consent. Further, Council’s Public Works and Environmental Health Team have raised no objections to the development subject to conditions.

In summary, the assessment has found the proposal has merits and could be approved subject to conditions. Accordingly, the application is recommended for approval, subject to appropriate conditions of consent.
ITEM 3 (continued) ATTACHMENT 1

GENERAL CONDITIONS

1. Development is to be carried out in accordance with the following plans and documents (except as amended by the conditions that follow):

<table>
<thead>
<tr>
<th>Plan and Documents</th>
<th>Description</th>
<th>Rev</th>
<th>Date</th>
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<tbody>
<tr>
<td>666 Sheet 01 of 16</td>
<td>Cover</td>
<td>B</td>
<td>08.02.2010</td>
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<tr>
<td>666 Sheet 02 of 16</td>
<td>Extent of Works</td>
<td>A</td>
<td>08.02.2010</td>
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<tr>
<td>666 Sheet 04 of 16</td>
<td>Demolition Plan</td>
<td>A</td>
<td>08.02.2010</td>
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<tr>
<td>666 Sheet 05 of 16</td>
<td>Recycling Plant Layout</td>
<td>B</td>
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<tr>
<td>666 Sheet 06 of 16</td>
<td>Recycling plant Roof Plan</td>
<td>A</td>
<td>01.10.2009</td>
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<tr>
<td>666 Sheet 07 of 16</td>
<td>Landscape Plan</td>
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<tr>
<td>666 Sheet 08 of 16</td>
<td>Stormwater Management Plan</td>
<td>A</td>
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<tr>
<td>666 Sheet 09 of 16</td>
<td>Treatment Plant Elevations</td>
<td>B</td>
<td>01.10.2009</td>
</tr>
<tr>
<td>666 Sheet 10 of 16</td>
<td>Treatment Plant Sections</td>
<td>A</td>
<td>01.10.2009</td>
</tr>
<tr>
<td>666 Sheet 11 of 16</td>
<td>Buggy Shed Plan and Elevations</td>
<td>-</td>
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<tr>
<td>666 Sheet 12 of 16</td>
<td>Pump Station Plan &amp; Elevation</td>
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<tr>
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<td>Sewer Extraction &amp; Pump – Long Section</td>
<td>-</td>
<td>22.03.2010</td>
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<tr>
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<td>Pipelines and Sections</td>
<td>A</td>
<td>25.02.2010</td>
</tr>
<tr>
<td>666 Sheet 15 of 16</td>
<td>Sediment and Erosion Control Plan</td>
<td>-</td>
<td>22.03.2010</td>
</tr>
<tr>
<td>666 Sheet 16 of 16</td>
<td>Sediment Control Details</td>
<td>-</td>
<td>22.03.2010</td>
</tr>
</tbody>
</table>

2. All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.

Heritage Condition

3. Prior to demolition works, the applicant shall submit to Council an archival photographic recording of the existing farm house cottage (both internal and external details). The report should be presented in a suitable archival binder suitable for long term storage in accordance with the NSW Heritage Office publication photographic recording of heritage items using film or digital capture as guide in the preparation of this report. The photographic recording must be submitted to Council for approval prior to being submitted to Council's Local Studies Library.

Traffic and Access Conditions

4. The pipes being installed as part of the proposed development must be located a minimum of 600mm deep below the top of the adjacent kerb.

5. Application for a road opening permit and payment of relevant fee and restoration charges in accordance with Council's standard arrangements.

6. Trench backfill material to be placed and compacted and surface restoration to be carried out in accordance with "City of Ryde Development Control Plan 2006 Section 8.1 Construction Activities.

7. Pipe location to be surveyed and as-constructed information (showing depth and alignment) supplied in electronic form to Council, for its records.

8. RTA approval to be obtained for installation under Lane Cove Road, and if not specified by RTA, shall not be by open cut trenching.
9. Installation of the pipeline under Council road pavement to be by directional bore.

10. A Traffic Management Plan and a Pedestrian Management Plan is to be submitted to Council and the RTA for approval prior to commencing work.

11. Property owners and residents to be notified in advance of the proposed works and the impacts on their vehicle access. Where necessary, directional bore or under-boring technique is to be used for installation of pipes under stencilled concrete driveways.

12. All works located along Twin Road must be in accordance with the RTA’s requirements (RTA specification M209 – Roads Openings & Restorations). For further details please contact the RTA’s Area Maintenance Manager on Phone 88492848.

13. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

14. All vehicles are restricted to left in left out movements to and from the treatment facility.

15. All vehicles are to be wholly contained on site before being required to stop.

16. The applicant must ensure that post-development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development discharge. Should there be changes to the RTA’s drainage system the detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works. Details should be forwarded to:
   The Sydney Asset Management
   Roads and Traffic Authority
   P O Box 973 Parramatta CBD 2124.

   A plan checking fee will be payable and a performance bond may be required before the RTA’s approval is issued. With regards to the Civil Works requirement please contact the RTA’s Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

17. Any proposed landscaping and/ or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath of Twin Road.

18. All works associated with the proposed development are to be at no cost to the RTA.

**General Environmental Health Conditions**

19. The scheme must be installed in accordance with the plans and documentation submitted with the development application. Further details must be submitted in relation to the implementation of odour control techniques for the aerobic treatment area with the application for Construction Certificate and any application made under Section 68 of the Local Government Act.

20. All work must comply with the requirements of AS/NZS 3500 and the *NSW Code of Practice for Plumbing and Drainage*.

21. Approval must be obtained from Sydney Water Corporation to extract sewage from the sewerage system.
22. A network operator’s licence must be obtained from the Independent Pricing and Regulatory Tribunal under Section 6 (1) of the Water Industry Competition Act 2006 to construct, maintain and operate water industry infrastructure.

23. Approval must be obtained from Council under Section 68 of the Local Government Act 1993 to install and operate a sewage management system.

24. A copy of the network operator’s licence must be submitted to Council with the application for the Section 68 approval.

Assets, Catchments and Drainage

25. Prior to the issue of a Construction Certificate, the Council shall be provided, to its satisfaction, with documentation addressing the following:
   (a) Detailed engineering plans on a survey base describing all proposed works, existing and proposed levels, boundaries, utility services, trees, structures and other features within the vicinity of the works at a scale of 1:100, 1:200 or 1:250. The design of any works in or within forty metres of Shrimptons Creek shall comply with the requirement of the NSW Office of Waters’ Works and Watercourse Design Guideline, Watercourse Crossing Design & Construction Guideline and Pipe and Cable Laying across Watercourses and Riparian Area Guideline.
   (b) Engineering documentation shall include longitudinal sections of the sewer rising main and sewer diversion, with details of all service crossings, and describe special details for the Shrimptons Creek crossings (under and over).
   (c) The clearance between the obvert of the sewer diversion pipeline and the invert of Shrimptons Creek shall be no less than one metre and the sewer diversion pipeline shall be concrete encased. The pipeline materials shall be to the satisfaction of Council and Sydney Water.
   (d) A detailed Vegetation Management Plan consisting of proposed native plant species and densities for the riparian area along Shrimptons Creek affected by the works.
   (e) An erosion and sediment control plan in accordance with best management practices.
   (f) A detailed dilapidation report including photographic records of all structures, plants, trees and other features within the vicinity of any proposed works.

26. Prior to the issue of an Occupation Certificate all disturbed areas / areas affected by the works shall be reinstated to the satisfaction of Council. A certificate to this effect shall be provided to the Principal Certifying Authority from the Council.

27. Prior to the issue of an Occupation Certificate the Council shall be provided with detailed works-as-executed plans prepared by a registered surveyor. Such plans shall detail the as constructed alignment of all pipelines and other features associated with the constructed system. A certificate to this effect shall be provided to the Principal Certifying Authority from the Council.

General Building Conditions

28. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Amendment Act, 1997 are to be complied with:
   a) A Construction Certificate is to be obtained in accordance with Section 81A (2)(a) of the Act.
ITEM 3 (continued) ATTACHMENT 1

b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A (2)(b) of the Act and Form 7 of Schedule 1 to the Regulations.

c) Council is to be notified at least two (2) days prior to the intention to commence building works, in accordance with Section 81A (2)(c) of the Act and Form 7 of Schedule 1 to the Regulations.

29. The applicant may apply to the Council or an accredited certifier for the issuing of a Construction Certificate and to Council or an accredited certifier to monitor compliance with the approval and issue any relevant documentary evidence or certificate/s. Council Officers can provide these services and further information can be obtained from Council by telephoning 9952 8222 (Customer Service).

30. Excavations and backfilling
a) All excavations and backfill associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

b) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

31. Protection of Public Places
a) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

b) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

d) Any such hoarding, fence or awning is to be removed when the work has been completed.

32. Waste Management Plan - Should you wish to vary the information provided in the Waste Management Plan you submitted to Council with your Development Application involving demolition and construction works, you are required to give written advice to Council of any changes.

Council’s DCP 2006, Part 7.2 – Waste Minimisation and Management, sets out your obligations for waste management.

General Engineering Conditions

33. Design and Construction Standards. All engineering plans and work shall be carried out in accordance with the requirements as outlined within Council’s publication Environmental Standards Development Criteria and relevant Development Control Plans except as amended by other conditions.

34. Service Alterations. All mains, services, poles, etc., which require alteration shall be altered at the applicant’s expense.

35. Restoration. Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried
ITEM 3 (continued) ATTACHMENT 1

out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.

36. **Road Opening Permit.** The applicant shall apply for a road-opening permit where a new pipeline is proposed to be constructed within or across the footpath. Additional road opening permits and fees may be necessary where there are connections to public utility services (e.g. telephone, electricity, sewer, water or gas) are required within the road reserve. No work shall be carried out on the footpath without this permit being paid and a copy kept on the site.

**CONDITIONS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

37. A security deposit (category: other buildings with delivery of bricks or concrete or machine excavation) is to be paid to Council (Public Works and Services Group) as well as the Infrastructure Restoration and Administration Fee. Please refer to Council’s Management Plan for the current fee amounts.

38. An **Enforcement levy** is to be paid to Council on lodgement of the **Construction Certificate** application in accordance with the requirements of Council’s Management Plan (scheduled fees).

39. Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be received prior to the issuing of the **Construction Certificate**.

40. The applicant is to apply to Council, pay the required fee, and have issued street alignment levels by Council prior to the issue of the **Construction Certificate**.

41. Documentary evidence of compliance with Conditions 37 - 40 to the satisfaction of Council or an accredited certifier is to be submitted to the Council prior to the issuing of the **Construction Certificate**.

42. Please contact Energy Australia’s Local Customer Service Office to obtain documentary evidence that Energy Australia has been consulted and that their requirements have been met:

   Energy Australia
   Building No. 2 Bridge Road (near Sherbrook Road) Hornsby
   Telephone: 9477 8201
   Facsimile: 9477 8295
   Postal Address: GPO Box 4009, Sydney NSW 2001
   Email Address: HornsbyDA@energy.com.au

   This information is to be submitted to Council **prior to the release of the Construction Certificate**.

43. Landscaping of the development site is to be carried out in accordance with the landscape plan/concept submitted with the development application. (Plan No. 666 Sheets 01 & 07 of 16), except as amended by the following conditions:

   a) Additional screen planting is to be included along the southern and western elevations of the treatment plant.
   b) The choice of plants for screening purposes must reach at least 6m at maturity.
   c) The species selected must be scented variety.
   d) Approval is granted for the removal of only 3 smaller trees located between the existing aluminium shed and the cottage.

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ITEM 3 (continued)  ATTACHMENT 1

44. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building, Development and Plumbing section of the website at www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, as it may take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

A copy of Sydney Water’s Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development / release of the plan of subdivision.

45. The applicant is to submit to and have approved by Council or an accredited certifier engineer’s details for all concrete work and structural steelwork prior to the issue of the Construction Certificate.

46. A site works plan indicating compliance with Council’s DCP 2006, Part 8.1 – Construction Activities, in relation to:
   a) sedimentation and pollution controls;
   b) tree preservation and protection measures;
   c) security fencing;
   d) builder’s identification signage and demolition in progress signage; and
   e) provision of site toilets

to the satisfaction of Council or an accredited certifier is to be submitted to Council with the Construction Certificate.

Engineering Conditions Prior To the issue of Construction Certificate

47. Car Parking. All internal driveways, vehicle turning areas, garage opening widths and parking space dimensions shall comply with applicable section of AS 2890.

48. Control of Stormwater Runoff. Stormwater runoff from all impervious areas shall be collected and piped by gravity flow to a suitably sized level spreader located on the golf course via a minimum 45000 litres rainwater tank connected for daily reuse. The design shall be in accordance with DCP 2006 Part 8.2 – Stormwater Management Manual.

Engineering plans, including certification indicating compliance with this condition are to be submitted with the construction Certificate application.

49. Water Tank First Flush. A first flush mechanism is to be designed and constructed with the water tank system. Details of the first flush system are to be submitted with the construction certificate application.

50. Traffic Management Plan. To ensure safe construction traffic flow on site a Traffic Management Plan (TMP) and report shall be prepared by an RTA accredited person and submitted to and approved by Council prior to issue of Construction certificate where the works affect the public road reserve.
The TMP shall be prepared in accordance with Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, the RTA’s Manual – “Traffic Control at Work Sites” and City of Ryde, Development Control Plan 2006: Part 8.1; Construction Activities. The TMP is to address but not be limited to the loss of on-street parking, construction vehicles travel routes, safety of the public, materials storage, handling and deliveries including construction traffic parking

Additionally, all traffic controllers on site must be RTA accredited traffic controllers and a minimum of seven (7) days notice shall be given to residents if their access will be affected by proposed construction activities.

51. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) shall be prepared by a suitably qualified consultant in accordance with the guidelines set out in the manual “Managing Urban Stormwater, Soils and Construction” prepared by the Department of Housing. These devices shall be maintained during the construction works and replaced where considered necessary.

The following details are to be included in drawings accompanying the Erosion and Sediment Control Plan

(a) Existing and final contours
(b) The location of all earthworks, including roads, areas of cut and fill
(c) Location of all impervious areas
(d) Location and design criteria of erosion and sediment control structures
(e) Location and description of existing vegetation
(f) Site access point/s and means of limiting material leaving the site
(g) Location of proposed vegetated buffer strips
(h) Location of critical areas (drainage lines, water bodies and unstable slopes)
(i) Location of stockpiles
(j) Means of diversion of uncontaminated upper catchment around disturbed areas
(k) Procedures for maintenance of erosion and sediment controls
(l) Details for any staging of works
(m) Details and procedures for dust control.

**Environmental health Conditions Prior to Construction Certificate**

52. Details of all proposed mechanical ventilation systems, and alterations to any existing systems, must be submitted to Council or an accredited private certifier for approval with the application for the Construction Certificate. Such details must include:

(a) Certified plans of the proposed work, with any alterations coloured to distinguish between new and existing work;
(b) A site survey plan showing the location of all proposed air intakes and exhaust outlets on the site, and any existing cooling towers, air intakes, exhaust outlets and natural ventilation openings in the vicinity;
(c) A completed Mechanical Services Design Certificate (Form M1), together with a copy of the certifier’s curriculum vitae; and

53. Details of the treatment plant odour control techniques and design for the aerobic treatment, screening and balance tank area is to be provided prior to the issue of Construction Certificate and prior to seeking approval under Local Government.

54. The pumping station is to be operated only between the following hours: Monday to Sunday: 8:00am – 10:00pm.
PRIOR TO COMMENCEMENT

55. Before work commences the location of any underground services (eg. gas, water, electricity, telecommunications cables, etc.) must be identified and appropriate measures taken to protect those services.

56. **Council is to be notified in writing before work commences** - The applicant must notify Council of the following particulars in writing at least seven (7) working days before demolition work commences:
   
   (a) the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
   
   (b) the date the work is due to commence and the expected completion date.

57. **Notification of neighbouring residents** - At least seven (7) days before demolition work commences the applicant must notify the occupiers of all neighbouring premises of the date the work is due to commence by placing a written notice in the letter box of each premises.

58. Signage is to be provided on the site as follows:
   
   a) During the demolition process notices lettered in accordance with AS1319 displaying the words “DANGER - DEMOLITION IN PROGRESS” or a similar message shall be fixed to the security fencing at appropriate places to warn the public.
   
   b) During the entire construction phase signage shall be fixed on site identifying the PCA and principal contractor (the coordinator of the building work), and providing phone numbers.

59. A security deposit (Category: demolition) is to be paid to Council (Public Works and Services Group) prior to the commencement of any demolition works. Please refer to Council’s Management Plan for the applicable fee amount.

60. Tree Protection Zones are to be established around all trees to be retained on the site prior to the commencement of any works including demolition or construction.

DURING DEMOLITION

61. In relation to demolition, all work is to be carried out in accordance with the requirements of AS 2601 (*The Demolition of Structures*).

62. Security fencing shall be provided around the perimeter of the building/demolition site and precautionary measures taken to prevent unauthorized entries of the site at all times during demolition and construction.

63. Signage is to be provided on the site as follows:

   a) During the demolition process notices lettered in accordance with AS1319 displaying the words “DANGER - DEMOLITION IN PROGRESS” or a similar message shall be fixed to the security fencing at appropriate places to warn the public.

   b) During the entire construction phase signage shall be fixed on site identifying the PCA and principal contractor (the coordinator of the building work), and providing phone numbers.

64. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between
8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

65. Adequate precautions must be taken to control the emission of dust from the site during demolition and construction work. These precautions could include minimizing soil disturbance, use of water sprays, erecting screens and not carrying out dusty work during windy conditions.

66. All work involving asbestos products and materials, including asbestos-cement sheeting (i.e. fibro) must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.

67. All asbestos wastes including used asbestos-cement sheeting (i.e. fibro), must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal docket must be kept by the applicant for at least 3 years and be submitted to Council on request.

68. Adequate arrangements must be made for the storage and disposal of demolition and building waste generated on the premises. In this regard the demolishers and builders are encouraged to maximize the re-use and recycling of materials (e.g. Concrete, bricks, roof tiles, timber, doors, windows, fittings, etc.) by separating these materials from other wastes.

69. All potentially contaminated soil excavated during demolition work must be stockpiled in a secure area and be assessed and classified in accordance with the Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes (EPA, 1999) before being transported from the site.

Development Engineering Conditions Prior to Commencement

70. Dilapidation Report. To determine the extent of restoration works that may be required, the applicant shall submit to Council a pre and post construction dilapidation report on the status of existing public infrastructures in the vicinity of the proposed development. The report is to include photographic records, description and location of any existing observable defects of the following infrastructure and others where applicable:
   a) Road pavement.
   b) Kerb and gutter.
   c) Constructed footpath.
   d) Drainage pits.
   e) Traffic signs.
   f) Any other relevant infrastructure.

   These reports shall be submitted to Council development engineer, prior to the issue of the Construction and Occupation Certificate. The report shall be used by Council as Roads Authority under the Roads Act to assess whether restoration works are required prior to the issue of the Occupation Certificate. All restoration works deemed necessary by Council’s development engineer are to be completed to Council satisfaction prior to the issue of Occupation Certificate.

71. Sediment and Erosion Control. The applicant shall install appropriate sediment control devices in accordance with an approved plan prior to any earthworks being carried out on the site. These devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced. This condition is imposed in order to protect downstream properties, Council’s drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.
72. **Compliance Certificate.** A Compliance Certificate should be obtained confirming that the constructed erosion and sediment control measures comply with the construction plan and City of Ryde, Development Control Plan 2006: - Part 8.1; Construction Activities.

73. **Vehicle Footpath Crossings.** Concrete footpath crossings shall be constructed at all locations where vehicles cross the footpath, to protect it from damage resulting from the vehicle traffic. The location, design and construction shall conform to the requirements of Council. Crossings are to be constructed in plain reinforced concrete and finished levels shall conform with property alignment levels issued by Council’s Public Works Division. Kerbs shall not be returned to the alignment line. Bridge and pipe crossings will not be permitted.

**Environmental Health Condition Prior to Commencement of Work**

74. All surplus excavated material must be disposed of at a licensed landfill facility, unless Council approves an alternative disposal site.

75. All vehicles transporting demolition and construction wastes from the site must have their loads covered.

76. All practicable measures must be taken to ensure that vehicles leaving the site do not deposit mud or debris on the road.

77. Any mud or debris deposited on the road must be cleaned up immediately in a manner that does not pollute waters (ie. by sweeping or vacuuming).

**DURING CONSTRUCTION**

78. The occasions on which building work must be inspected are:

   a) after excavation for, and prior to the placement of, any footings
   b) prior to pouring any in-situ reinforced concrete building element
   c) prior to covering of the framework for any floor, wall, roof or other building element
   d) prior to covering waterproofing in any wet areas
   e) prior to covering any stormwater drainage connections
   f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Documentary evidence of compliance with Council’s approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the Principal Certifying Authority and be made available to Council officers upon request.

Prior to occupation of the building, an occupation certificate must be obtained. Prior to the issue of the occupation certificate, the **critical stage inspections must be carried out.**

79. In addition to the above-stated inspections, the Principal Certifying Authority is required to ensure that adequate provisions are made for the following measures at each stage of construction, to ensure compliance with the approval and City of Ryde’s DCP 2006, Part 8.1 - “Construction Activities”:

   a) Sediment control measures.
   b) Tree Preservation and protection measures.
   c) Security fencing.
   d) Materials or waste containers upon the footway or road.
e) PCA and principal contractor (the coordinator of the building work) signage and site toilets.

80. Council recommends that a Registered Surveyors check survey certificate be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) detailing compliance with Council’s approval at the following stages:

a) Prior to construction of the first completed floor/floor slab showing the area of the land, proposed building and the boundary setbacks.

b) Prior to construction of the first completed floor/floor slab showing the area of the land, proposed building and the boundary setbacks and verifying that the proposed building is being constructed to the approved levels.

c) Prior to construction of each floor level showing the area of the land, proposed building and the boundary setbacks and verifying that the proposed building is being constructed to the approved levels.

d) On completion of the proposed building showing the area of the land, completed building and the boundary setbacks.

81. Only unpolluted water is to be discharged to Council’s stormwater drainage system.

82. The $L_{10}$ noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the nearest affected residential premises.

83. Noise must be minimised by the selection of appropriate methods and equipment and the use of screening or barriers where practical.

84. Noise monitoring must be carried out by a qualified acoustical consultant if complaints are received, or if directed by Council, and any control measures recommended by the acoustical consultant must be implemented during the demolition and construction work.

85. All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at such intervals as may be necessary to ensure that no nuisance or danger to health, safety or the environment is created.

86. All demolition and all construction and associated work is to be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

87. The external finishes of tanks shall be painted or coloured to be compatible with the surrounding environment. Alternatively, the water tank may be screened behind a permanent physical barrier that serves that purpose.

88. Taps associated with the tank shall be clearly marked indicating the source of the water and that it is not to be used for Drinking Water.

PRIOR to OCCUPATION CERTIFICATE

89. An Occupation Certificate must be obtained from the Principal Certifying Authority (PCA) and a copy furnished to Council in accordance with Clause 151 of the Environmental Planning and Assessment Regulation 2000 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

Engineering Conditions to be met prior to issue of Occupation Certificate
ITEM 3 (continued)  ATTACHMENT 1

90. **Compliance Certificates – Engineering.** Compliance Certificates should be obtained for the following (if Council is appointed the Principal Certifying Authority [PCA] then the appropriate inspection fee is to be paid to Council) and **submitted to the PCA:**
   - Confirming that all vehicular footway and gutter (layback) crossings are constructed in accordance with the construction plan requirements and Ryde City Council’s *Environmental Standards Development Criteria* - 1999.
   - Confirming that the driveway is constructed in accordance with the construction plan requirements and Ryde City Council’s *Environmental Standards Development Criteria* - 1999.
   - Confirming that the constructed internal car park and associated drainage complies with AS 2890, the construction plan requirements and Ryde City Council’s *Environmental Standards Development Criteria* - 1999.
   - Confirming that the site drainage system servicing the development complies with the construction plan requirements and City of Ryde, Development Control Plan 2006: - Part 8.2; Stormwater Management
   - Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including the on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
   - From Council confirming all works within the public road reserve has been restored to Council’s satisfaction gutter have been constructed in accordance with Council’s *Environmental Standards Development Criteria*.

91. **Work-as-Executed Plan.** A Work-as-Executed plan signed by a Registered Surveyor clearly showing the surveyor’s name and the date, the stormwater drainage, including the on-site stormwater detention system if one has been constructed and finished ground levels **is to be submitted to the Principal Certifying Authority (PCA)** and to Ryde City Council if Council is not the nominated PCA. If there are proposed interalotment drainage easements on the subject property, a **Certificate from a Registered Surveyor is to be submitted to the PCA** certifying that the subject drainage line/s and pits servicing those lines lie wholly within the proposed easements.

92. **Positive Covenant, Dispersal.** The creation of a Positive Covenant under Section 88 of the Conveyancing Act 1919, burdening the property with the requirement to maintain the stormwater dispersal system. The terms of the instruments are to be generally in accordance with the Council’s draft terms of Section 88E instrument for Maintenance of On-site Dispersal Systems and to the satisfaction of Council.

93. **Drainage Construction.** The stormwater drainage on the site is to be constructed in accordance with plan the Construction Certificate version of concept stormwater plan No. 666 – P08 issue A dated 1.10.10 prepared by Storm Consulting.

**Environmental Health Conditions**

94. A Mechanical Services Completion and Performance Certificate (Form M2) must be submitted to the Principal Certifying Authority on completion and commissioning of all mechanical ventilation work approved under this consent and before the issue of an Occupation Certificate.

**OPERATIONAL CONDITIONS**

95. The hours of operation of the proposal are restricted to Monday to Sunday: 8:00am – 10:00pm.

96. The roof material being non-reflective.
97. The lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads. All existing and proposed lights shall comply with the Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting.

98. The treated wastewater must be suitable for the proposed end use.

99. Appropriate measures must be taken to ensure that persons do not come into contact with sewage or treated wastewater in their ordinary activities on the premises.

100. All non-liquid wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

101. Excess sewage or treated wastewater must be discharged to the sewerage system in accordance with a Trade Waste Agreement from Sydney Water Corporation.

102. There must not be any runoff or discharge of treated wastewater to any stormwater drain or watercourse.

103. The operation of the scheme must not have any adverse impact on the amenity of the premises and surrounding lands.

104. The operation of the scheme must not result in the emission of foul odours that can be detected outside the boundaries of the premises. The potential odour generating sections of the treatment plant must be kept clean and frequently monitored to ensure that that it does not cause odour nuisance to the residents in the area.

105. The scheme must be designed to discourage the breeding of mosquitoes or other insect pests.

106. The operation of the scheme must not result in the emission of ‘offensive noise’ as defined in the Protection of the Environment Operations Act 1997.

107. The operating noise level of any plant or equipment must not exceed the background noise level by more than 5dB(A) when measured at the boundary of any residential premises or other noise sensitive location in the vicinity. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the New South Wales Industrial Noise Policy (EPA, 2000).

108. Council may require the submission of a report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise criteria.

109. The applicant must ensure the following at all times:
   (a) The bioreactor, screening bins and aerobic treatment zone is kept clean at all times to avoid build up of odour generating/screening waste material.
   (b) Adequate monitoring is to be incorporated within the Facility Management Plan or similar to ensure adequate monitoring and control of odour, noise, soil and water quality.
   (c) Immediate action must be taken should there be a concern from the residents or Council in relation to noise or odour.
   (d) Additional screen planting will be introduced to screen the treatment facility from the street and residential area.
   (e) Scented vegetation and adequate landscaping must be maintained to screen the development from the road and residential area at all times.
ITEM 3 (continued)

ATTACHMENT 1

(f) The facility must maintain a complaints register as part of its Operational Management Plan with provision for a complaints telephone contact number.

DEPARTMENT OF WATER & ENERGY CONDITIONS (GTA)

110. A Construction Certificate must not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Approval has been provided to Council and the PCA.

111. These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to LDA2010/0138 and provided by Council:
(i) Site plan, map and/or surveys
(ii) Erosion and Sediment Control Plan

Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.

112. Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank of the river identified.

113. The consent holder must prepare or commission the preparation of:
(i) Structural Design and Specifications Plan
(ii) Works Schedule
(iii) Underdraining Plan - under Shrimptons Creek
(iv) Pipeline Trenching Plan - approaching Shrimptons Creek
(v) Soil and Water Management Plan
(vi) Rehabilitation Plan

114. All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. Plans must be prepared in accordance with the NSW Office of Water guidelines located at www.water.nsw.gov.au/Waterlicensing/Approvals/Controlled-activities/Controlled-activities/default.aspx
(i) Laying pipes and cables in watercourses
(ii) Riparian Corridors
(iii) In-stream works

115. The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.

116. The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.

117. The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.
118. The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.

119. The consent holder must provide a security deposit (bank guarantee or cash bond) - equal to the sum of the cost of complying with the obligations under any approval - to the NSW Office of Water as and when required.

120. The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or waterfront land, other then in accordance with a plan approved by the NSW Office of Water.

121. The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.

122. The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

123. The consent holder must ensure that any excavation does not result in (i) diversion of any river (ii) bed or bank instability or (iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by the NSW Office of Water.

124. The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work and (ii) bank control or protection works maintain the existing river hydraulic and geomorphic functions, and (iii) bed control structures do not result in river degradation other than in accordance with a plan approved by the NSW Office of Water.

125. Pollution incidents causing or threatening harm to the environment must be reported to Council as soon as practicable on Tel. 9952 8222.
ITEM 3 (continued) ATTACHMENT 2

- Indicates submissions received (other submission received outside map area)
Agenda of the Planning and Environment Committee Report No. 5/10, dated Tuesday 20 July 2010.
ITEM 3 (continued)

ATTACHMENT 3

Agenda of the Planning and Environment Committee Report No. 5/10, dated Tuesday 20 July 2010.
Agenda of the Planning and Environment Committee Report No. 5/10, dated Tuesday 20 July 2010.

INTERVIEW: 4.45PM

Report prepared by: Consultant Planner
Report approved by: Acting Manager Assessment; Group Manager Environment & Planning
Report dated: 25 June 2010
Previous Items: 3 - 297 MORRISON ROAD, RYDE. Lot 8 DP 8051. - Local Development Application for demolition of existing dwelling and erection of two-storey and basement duplex. LDA2009/0528. - Planning and Environment Committee - 1 June 2010

1. Report Summary

Applicant: A D Cullen, C A Cullen, M G Cullen.
Owner: A D Cullen, C A Cullen, M G Cullen.
Date lodged: 16 September 2009.

Council at its meeting on 8 June 2010 in consideration of the staff report of the proposed development resolved:

That this matter be deferred to the next meeting of the Planning and Environment Committee to be held on 20 July 2010 to allow mediation to address the issues of privacy and overshadowing.

A copy of the report considered by Council at its meeting on 8 June 2010 is CIRCULATED UNDER SEPARATE COVER.

This report details the mediation meeting and subsequent action required by Council at its meeting on 8 June 2010.

Reason for Referral to Planning and Environment Committee: Decision of Council meeting held on 8 June 2010.

RECOMMENDATION:

That a further report regarding Local Development Application LDA2009/0528 at 297 Morrison Road, Ryde, be prepared for consideration by the Planning and Environment Committee after amended drawings have been submitted and assessed by the relevant Council officers.

Agenda of the Planning and Environment Committee Report No. 5/10, dated Tuesday 20 July 2010.
ITEM 4 (continued)

ATTACHMENTS
There are no attachments for this report.

Report Prepared By:

Bob Tillott
Consultant Planner

Report Approved By:

Chris Young
Acting Manager Assessment

Dominic Johnson
Group Manager Environment & Planning
ITEM 4 (continued)

In accordance with the resolution of Council on 8 June 2010, a mediation meeting was held Monday 21 June 2010. Overview minutes of that meeting are CIRCULATED UNDER SEPARATE COVER.

During the mediation meeting the objectors tabled various comments and sought design changes in specified areas. These documents are CIRCULATED UNDER SEPARATE COVER.

At the conclusion of the mediation meeting the applicant agreed to discuss all the identified issues with his client, who is the property owner. Areas of change agreed to by the owner would be included in the revised architectural drawings and these drawings submitted to Council. Depending upon the extent of design changes, a decision will be made after reviewing the drawings as to the need or otherwise to re-notify the application.

At the time of preparation of this report no revised drawings had been submitted. Discussion with the applicant reveals that the owner is reviewing some design changes, but no firm decision had yet been made as to modification of the drawings.

At the Planning and Environment Committee meeting on 20 July 2010, it will be possible to give the Committee a verbal update as to the position with amended drawings.