

18 April 2016

Phil Hansen
Director Infrastructure
Queanbeyan City Council
Phil.Hansen@qcc.nsw.gov.au

Dear Phil

RE: Notice of Approval under Part 5 of the Environmental Planning and Assessment Act 1979 for: Googong Integrated Water Cycle Project – Stage C Network West

I am pleased to advise that Council at the Planning and Development Review Committee meeting on 13 April 2016, approved the Googong Integrated Water Cycle Project – Stage C Network West on Lots 21 and 22 DP 1203214, and on Lot 4 DP 1179941 Googong, subject to the management measures contained in the Statement of Commitments in the Review of Environmental Factors prepared by RPS Manidis Roberts Pty Ltd dated September 2015 being applied as conditions with the amendments and additional conditions detailed in the conclusion of the report to the committee.

An extract of the report to the Planning and Development Review Committee containing the conclusion is attached for your reference. This document and the Statement of Commitments in the Review of Environmental Factors must be followed in the carrying out of this project.

Please contact Lorena Blacklock on 6285 6244, for any questions about this approval or any clarification required.

Yours sincerely,



MJ Thompson
Director
Environment, Planning and Development

CC Malcolm Leslie
Googong Township Pty Limited
Malcolm.Leslie@cicaustralia.com.au



Extract from:

Item 4.7 Determination Report – Review of Environmental Factors – Googong Integrated Water Cycle Project – Stage C Network West (Planning and Development Committee 13 April 2016)

Conclusion

The proposed development is the Googong Integrated Water Cycle Project – Stage C Network West. The proposed works are permitted without consent and are subject to assessment under Part 5 of the Environmental Planning and Assessment Act 1979. Queanbeyan City Council is the determining authority.

The peer review of the REF has identified certain deficiencies in design and assessment that have been discussed in this report. The main issues identified are:

- Deficiencies in the Flora and Fauna Assessment. However it is acknowledged that additional assessment is unlikely to require the preparation of a species impact statement or referral to the Commonwealth Minister for the Environment.
- Routine discharges of excess water requires the unnecessary use of energy and may cause erosion of a natural drainage line. Ongoing negotiation with the EPA is recommended to alter these arrangements.
- Should the arrangements remain in place to discharge excess water then the scour pond should be considered as a containment mechanism.
- The potable water reservoir has been sized to meet one day's peak demand. This is problematic given that ICON Water may interrupt supply for up to two days and does not meet conventional design requirements.

On balance, it is considered that the proposed works would not have an unacceptable impact on the natural or built environment and it is recommended that Queanbeyan City Council approve the proposed works. It is recommended that the management measures contained in the Statement of Commitments in the Googong IWC Project – Stage C Network West Review of Environmental Factors prepared by RPS Manidis Roberts Pty Ltd dated September 2015 be applied as conditions subject to the following amendments and additional conditions:

SOC13 be amended to read:

- *A Construction Noise and Vibration Management Plan would be prepared in accordance with AS2436:2010 Guide to noise control on construction maintenance and demolition sites for all construction activities to meet the EPA's Interim Construction Noise Guidelines (2009). The plan is to be included in the Construction Environment Management Plan (CEMP). It would outline measures to minimise construction noise and vibration impacts on sensitive receivers. This would also include an action plan to be followed if complaints are received.*

SOC50 be amended to read:

- *Storage areas for fuels, oils and chemicals used during construction will be covered and contained within an impervious bund to retain any spills of more than 110% of the volume of the largest container in the bunded area. Any spillage will be immediately contained and absorbed with a suitable absorbent material. The contaminated material will be classified in accordance with the POEO Act 1997 and the EPAs Waste Classification Guidelines.*

SOC54 be amended to read:

- *Speed limits would be reduced to 20 kilometres per hour during high dust/windy conditions.*
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Additional conditions:

- *A Construction Environmental Management Plan is to be prepared and submitted to Council prior to construction works commencing that compiles the requirements and findings of all management plans required in the Statement of Commitments and the additional conditions.*
- *To manage potential erosion caused by excess recycled water discharges, site specific erosion and sediment control plans are required where there is land disturbance associated with works along the drainage line prepared in accordance with Managing Urban Stormwater: Soils and Construction Vol 1 and included in the Construction Environmental Management Plan. Detailed erosion and sediment control plans should also refer to relevant Volume 2 guidance including installation of gas and water pipe lines in Managing Urban Stormwater: Soils and Construction, Vol 2A Installation of Services; and for access roads and creek crossings in Managing Urban Stormwater: Soils and Construction, Vol 2C Unsealed Roads.*
- *The Construction Environmental Management Plan is to include details of measures to be put in place to ensure effective erosion and sediment control in accordance with the EPA's Blue Book.*
- *The Construction Environmental Management Plan is to address the detection, management and disposal of potential soil contamination, and any wastes generated or encountered during construction and/or operation.*
- *The Construction Environmental Management Plan is to address measures to treat and manage all noxious weeds in accordance with the Pesticides Act 1999 and the Pesticides Regulation 2009 on site at the start of throughout construction to limit the growth, spread and reproduction of these species.*
- *Any emergency management plan appended to the Construction Environmental Management Plan is to also address and detail the notification requirements for incidents in accordance with sections 148-152 of the POEO Act.*
- *All wastes generated during the project must be managed in a manner that prevents the pollution of waters and air. Waste must be classified in accordance with the POEO Act and Waste Classification Guidelines (DECCW, 2010). All waste materials must be taken to a place which can lawfully receive them in accordance with the requirements of the POEO Act.*
- *Sediment basins/dams should be appropriately managed ensuring any discharge complies with section 120 of the POEO Act. A standard operating procedure (SOP) for dewatering of sediment basins/dams at the site should be developed, implemented and documented in the CEMP. Incidents will be managed and notified in accordance with the requirements under section 148 of the POEO Act.*
- *The Recycled Water Quality Management Plan and the Water Management Plan is to be updated to incorporate the potential health and environmental risks associated with the proposed works in accordance with the Australian Guidelines for Water Recycling: Managing Health and Environmental Risks.*
- *All works on waterfront land, including the stormwater outlet and energy dissipation structure associated with excess water discharges and any reconfiguration of the natural drainage line, be designed in accordance with the "Guidelines for Controlled Activities on Waterfront Land (DPI 2012).*

The following advice is also offered to assist in detailed design of the proposed works:

- *The option of using the scour pond for containment of discharged excess potable and recycled waters from the permanent reservoirs should be considered at the detailed design stage.*
 - *The capacity of the potable water reservoir should be revised to ensure that it is capable of supplying water to the residents of Googong covering a two day water supply interruption.*
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