

11 December 2018

INDEPENDANT PRICING AND REGULATORY TRIBUNAL
2-24 Rawson Place
SYDNEY NSW 2000

Attention: Jessica Hanna, Principal Analyst

Dear Jessica,

Subject: WICA Licence Variation – Cooranbong D18/19281
Request for Council Comment

Thank you for your request of 31 October 2018 for Council's comment on the proposed WICA Licence Variation at Cooranbong by Cooranbong Water Pty Ltd.

Council has reviewed your request and some details are available, however unfortunately not all information has been located. If required please contact me should the response below require additional detail or background. The response follows the numerical order of your request:

- (1) (a) The development consents that Council has issued for areas A to D have been for residential subdivisions. The consents have been issued on the basis that these areas will be provided a reticulated water and sewer service by Cooranbong Water Pty Ltd. The consents do not approve the infrastructure required for the reticulated water and sewer service. It would be normal for the water authority to approve the infrastructure. It has been assumed that any excess treated effluent will be disposed of away from these sites in accordance with an approval issued by IPART.
 - (b) It is expected that any consent issued for Area G would be on the same basis as for Areas A to D.
 - (c) A development application has been lodged with Council for the first stage of the subdivision of Area J. This area will be serviced by Hunter Water and not Cooranbong Water Pty Ltd. It is expected that a consent will be issued for the first stage of Area J in the next few months.
- (2) It is understood that the proposal will generate excess treated effluent that will require disposal. There are sensitive receiving waters downstream of the development site that could be impacted if the treated effluent is not managed correctly.
 - (3) As Council is not a water supply or sewage authority, standard conditions of consent are not available for the licenced activities. Development consent DA/714/2014 contains condition relating to the operation of the water recycling and sewage

management facility. The consent may be located on Council's application tracking system at www.lakemac.com.au.

- (4) The correct DA number is thought to be DA/1574/2012, however the information quoted in your letter is not able to be located. A copy of the consent (latest modification 'D') is available on our website (see above).

A development application for the subdivision of land is assessed against the provisions of Part 4 of the Environmental Planning and Assessment Act 1979. This does not include the assessment of water and sewage infrastructure, which is usually undertaken by the public entity (Hunter Water in the case of the Lake Macquarie LGA) or private provider.

Should you require further information, please contact me on [REDACTED] or by e-mail on [REDACTED].

Yours faithfully

[REDACTED]

Chris Dwyer
Principal Development Planner
Development Assessment and Certification