

7 November 2016

Modification Assessments – Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

via email: Natasha.Harras@planning.nsw.gov.au

Att: Natasha Harras

RE: Council Comment
Cobaki Concept Approval (MP06_0316 Mod 5) and
Project Approval (MP08_0200 Mod 4) Modifications
Cobaki

Dear Natasha,

I am writing in response to Council's letter dated 13th September 2016 with regards to Comments in relation to the above modification requests.

Comments have been provided herein with regards to relevance of content provided. As such the numbering of items in response is a direct correlation to these items requiring our response in the table below.

Item	Response to Council Amendment
1(b).	Agreed.
2(a),(c).	Agreed.
3(a), (b), (c), (d).	Agreed.
3(e).	<p>S74BA of EP&A provide council's Section A5 is merely a guide to development in the shire. Any departure to this guide as provided within development code Part 5 will not affect any Australian standard in terms of construction.</p> <p>Notwithstanding, the following amendment to Part 5.2 is proposed: (Insert underlined, delete strikethrough)</p> <p><i>Objectives</i></p> <p>(1) <i>To clarify the relationship of the subdivision controls of the Code with the subdivision controls of Council Development Control Plan 2008 Section A5 - Subdivision Manual</i></p> <p>(2) <u>Where water and sewer provision is provided under a WIC Act License, that Authority is not bound by any council standard in relation to the provision.</u></p> <p>This additional item excluding private W&S provision could also be accepted as a note under the section <i>Objectives</i> or even <i>Controls</i> under Part 5.2 of the development code.</p>

4(a).	Council's concern in relation to the location of WWTP is understandable, however somewhat narrow minded. The most appropriate surrounding locations for WWTP are permitted within the applicable zoning which is generally permitted, subject to consent, for Water Supply Systems. Public notification will be undertaken as per the relevant provisions of the application process. Any public notification can be carried out during the normal DA process for any Water Supply System requiring Council consent at that point in time.
4(b).	Unfortunately, council requested the concurrent review of council issued consents be delayed, this is unfortunate and provides further work and delays in this project for all involved.
5(a),(b),(c).	Agreed.
6(a).	This matter is for the Department to determine.
6(b),(c),(d),(e).	Agreed.

I trust that this addresses the outstanding concerns in relation to these matters. Should you have any further queries in relation to this matter please contact the undersigned on 02 6674 5001.

Regards,



Simon Halcrow
Senior Town Planner
Planit Consulting Pty Ltd