

Castlereagh Christian Conference Centre Ltd

(Trading as Castlereagh Penrith Lakes Academy)

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Installation of a new Aerated Wastewater Treatment System

To replace the existing AWTS

at:

297-305 Old Castlereagh Road, Castlereagh

for:

Castlereagh Christian Conference Centre Ltd.

STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement, and the accompanying documentation:

- DA application form and owners consent.
- Site Plan.
- Consultant Report SEEC 15000102-WW-03 including:
 - CARDNO flood study dated 10th February, 2014 and referenced W4856-L27, and;
 - Drawings and specification of the selected AWTS, model CT40, from Highland Tanks.

comprise our Development Application to Penrith City Council, for approval to install a new Aerated Wastewater Treatment System (AWTS) at the above address.

PROJECT DESCRIPTION:

The site is an existing 2 lot, Church, Cemetery and Conference Centre property, adjacent to The Sydney International Regatta Centre. The site is owned by the Uniting Church in Australia and leased by Castlereagh Christian Conference Centre Ltd (CCCC), with about 74 years remaining on the lease.

The 2 lot title lands are abutted to the north, east and south by further adjacent lands over part of which, the Conference Centre has a license agreement for access and use, from *Penrith Lakes Development Corporation (PLDC)*. The existing AWTS serving the Conference Centre, is located on this licensed land, and under the terms of this license, CCCC is now required to remove the AWTS from this licensed land, to allow PLDC land re-forming operations to continue.

It is CCCC's intent to install a new AWTS within the title boundaries of Lots 1 & 2, in lieu of the existing AWTS, and in the location shown on the attached drawing.

The waste loading, ground suitability, and building context conditions that pertain to the proposed new AWTS, are unchanged from those existing at the time of the installation of the existing system.

The likely impacts of this proposal have been considered and the following Statement prepared to outline those impacts and to indicate the response of this proposal to them.

1 Site Suitability:

The site is described as Lots 1 and 2, DP196573, 297-305 Old Castlereagh Road, Castlereagh

The Site is bounded on the west by Old Castlereah Road. The remaining three sides abut rural acreage land, over the immediate parts of which, CCCC has a license to access and use. The western edge of the SIRC warm up lake lies about 100m to the east.

The land is approximately flat with a small fall towards the east. There are no neighboring buildings other than the 1878 Schoolhouse across the road (for many years now unoccupied), and the Principal's residence adjacent to the Schoolhouse, currently leased by CCCC for a Caretakers residence.

The site carries Heritage buildings in the 1847 church and the 1830's original church schoolhouse, and the 1834 Heritage cemetery.

The site is classified by Council as "Flood Prone", but the more recent Flood Study by CARDNO (see accompanying consultant report), illustrates this site to be above the 1:100yr flood level. Fig 2-1 in the above CARDNO report defines the Peak 100yr ARI Flood Level at the eastern flank of the subject site as 21.72m. Survey information shows existing ground levels along this flank approximate 22.25m, ie approximately 0.5m above Peak 100yr ARI Flood Level.

The site has been continuously occupied as church land since 1817 and has not been subject to mining.

The small fall of the site to the east is sufficient to adequately discharge surface stormwater, but not of a magnitude which would generate erosion.

The site is exposed to grassfire threat. To minimize this threat, all title **and** licensed lands are kept mown and properly managed.

The land is not subject to "Landslip".

In light of the above we consider the site suitable for an on-site AWTS as proposed.

2 Access & Traffic:

Other than construction vehicles, no additional traffic will be generated by this installation. Construction vehicles will have full access to the part of the site chosen for the tanks via the northern street gate. The adjacent absorption disposal area will be secured from the public and Centre Guests by protection fencing. This northern gate will provide immediate and direct access to the absorption zone from the street, without inhibiting guest access to the Centre facilities, or exposing guests to construction site hazards.

In light of the above, we consider the site access for construction and maintenance is suitable for the on-site AWTS as proposed.

3 Streetscape & Design:

The system installation is essentially in-ground and remote from roads and the site's heritage buildings, with minor control equipment being the only elements in easy view. A low-level planted screen will largely conceal the tank installation from the likely viewing points.

In light of the above, we consider the installation will present no impact to the streetscape and the visual curtilage of the Heritage items.

4 Services:

Mains electrical service is established on site and is adequate to serve this proposed installation.

Mains water service is established on site via a spur line from the Whitewater/SIRC ring main. This system installation is essential as no mains sewer is yet available to the site.

In light of the above, we consider the existing water and electrical services are adequate for this installation.

5 Privacy, views and overshadowing:

The in-ground nature of this installation ensures there will be no privacy or view losses, and no capacity for this installation to have overshadowing impacts.

In light of the above, we consider this installation will have no impacts of this type

6 Social and economic effects:

This proposed installation replaces an older treatment system with a current technology installation, with more efficient use of site lands and improved water output quality.

There are no social or economic impacts of this proposal.

7 Flora & Fauna:

This installation presents no significant change to the flora and fauna conditions from that which exists at present. The in-ground tanks and the sub-soil absorption disposal areas are to be located in already mown lawn areas.

There are no threatened or endangered species impacted by this proposal.

8 Planning Controls:

Refer to accompanying SEEC report for discussion of compliance with Planning Controls.

Yours faithfully,



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