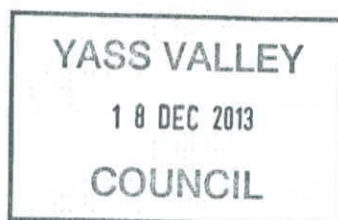




Department of
Primary Industries
Office of Water

Liz Makin
Yass Valley Council
PO Box 6
YASS NSW 2582



Contact Tim Baker
Phone 02 6841 7403
Mobile 0428 162 097
Fax 02 6884 0096
Email Tim.Baker@water.nsw.gov.au
Our ref ER22684

Dear Ms Makin

**PLANNING PROPOSAL – “KYEEMA” GUNDAROO ROAD,
GUNDAROO (PP-2012-03)**

I refer to your letter dated 13th November 2013 requesting comments on the planning proposal to rezone land known as “Kyeema” at Gundaroo from RU1 primary production to RU5 village with minimum lot sizes of 2000sqm and 1 hectare, and part E3 Environmental Management. The NSW Office of Water appreciates the opportunity to comment and requests the following comments be considered in finalising the proposal.

- The NSW Office of Water is supportive of reticulated sewer and water to adequately service the proposed lot sizes for the site. This would ensure water demands for both potable and non-potable requirements are maintained and mitigate impacts to the surrounding environment and water users.
- As indicated in Section 4.1.1 of the Planning Proposal, development of “Kyeema” would be subject to availability of water. It is recommended Council ensure the potential water demands for non-potable and potable purposes have the potential to be obtained from appropriately authorised sources with minimal potential for impact on water users and the environment. As shown in Attachment 1 the village of Gundaroo has a high density of groundwater bores. This indicates a strong demand for a water supply source to supplement rainfall collection.
- A factsheet provided by NSW Office of Water titled “*How much water do I need for my rural property*” provides information on determining water requirements and can be accessed at the following link: <http://www.water.nsw.gov.au/Water-Licensing/Basic-water-rights/default.aspx> This factsheet indicates an annual non-potable demand of 200 000L to maintain 0.1ha of house garden in the southern tablelands.
- The proposed site is characterised by moderately-high groundwater vulnerability and the Office of Water’s groundwater database shows records of groundwater levels in the local area ranging from 7-20m below ground. Rezoning the area to RU5 Village may lead to a concentration of basic landholder right bores for domestic and stock purposes from the subdivision of the land into smaller rural residential allotments. This creates the potential risk for groundwater contamination from irrigated effluent entering the preferential pathways of the fractured rock geology and likely pumping interference between users.
- It is recognised one dam exists on McLeod Ck which is currently licensed under the *Water Management Act 2000* for irrigation, stock and domestic uses. Any proposal to utilise water from the dam to supply the revised lot layout of the subject land will require a licence amendment through application to the NSW Office of Water. If the proponent intends to sell the existing licensed entitlement, the dam will need to be considered under the Maximum

Harvestable Rights Dam Capacity (MHRDC). This is likely to require the dam to be reduced in size. Further detail on MHRDC can be accessed at the following link: <http://www.water.nsw.gov.au/Water-Licensing/Basic-water-rights/Harvesting-runoff/default.aspx>

- It is recognised McLeods Ck, a third order watercourse, traverses the southern portion of the subject land. NOW supports the proposed 100m buffer between McLeods Ck and effluent application areas. It is recommended a 40m buffer be maintained between the dam and the effluent application areas in accordance with the guideline, "On-site Sewage Management for Single Households (1998)".
- The NSW Office of Water advises future watercourse crossing design and other works within 40m of McLeods Ck will need to address the "Guidelines for Controlled Activities on Waterfront Land". These guidelines can be accessed at the following link: <http://www.water.nsw.gov.au/Water-Licensing/Approvals/Controlled-activities/default.aspx>

Recommendations

The following are recommended:

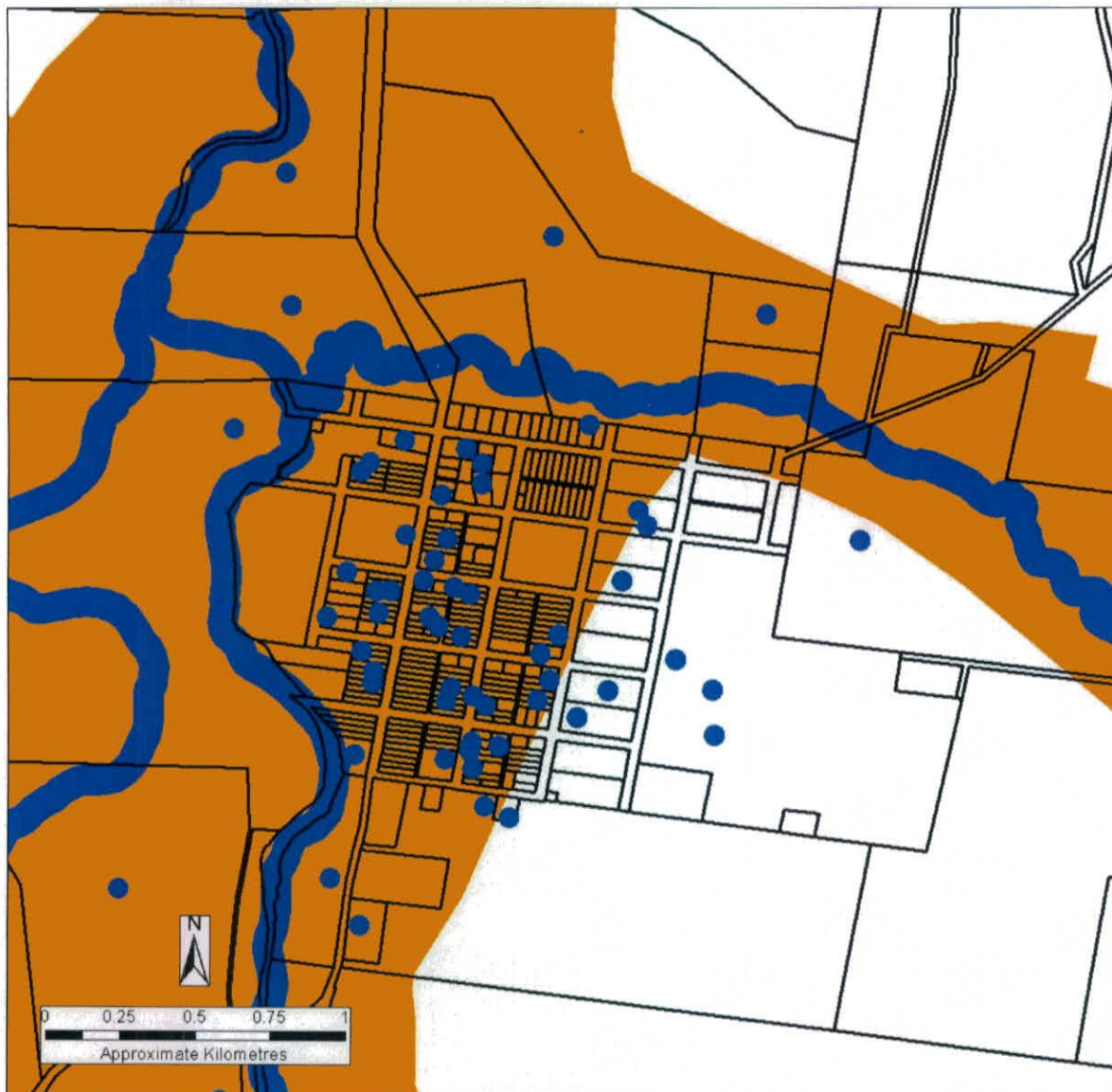
1. A minimum buffer distance of 250m between all existing and new domestic and stock bores and effluent irrigation areas or sewage disposal sites. This distance is stated within Clause 38(1a) of the *Water Sharing Plan for the Murray Darling Basin Fractured Rock Groundwater Sources 2011* and the "On-site Sewage Management for Single Households (Environment & Health Protection Guidelines, 1998)".
2. A monitoring bore be constructed by the proponent and water level and quality monitoring be undertaken by Council. This will be used to assess water level and quality impacts in future and to implement local impacts management should it be necessary.
3. An alternative for the proponent to achieve the proposed lot sizes is consideration of the potential for reticulated off-site sewage disposal and reticulated groundwater supply from a single or multiple bores adjacent to the site. A reticulated water supply will reduce the potential for a proliferation of bores, reduce issues of pumping interference, and will improve security of water supply.
4. Consideration of how the "Guidelines for Controlled Activities on Waterfront Land" can be applied for future subdivision requirements and the potential use and/or modification of the existing dam with respect to water licensing requirements.

Should you have any further queries in relation to this submission please do not hesitate to contact Tim Baker on (02) 6841 7403.

Yours sincerely



Mitchell Isaacs
Manager Strategic Stakeholder Liaison
16 December 2013



GUNDAROO VILLAGE

Environmentally Sensitive Areas - Sensitive Water Resources & Groundwater Bores

This land use decision making tool is based on information produced by the NSW Office of Water and does not represent other NSW Government agency information.

This information should be used as a guide only and scale must be taken into consideration when used with cadastral information.

- Legend**
- Local Government Boundary
 - Local Government Area 5km buffer
 - Major freshwater habitats (40m buffer either side for bed & bank stability; protection of riparian vegetation & connectivity of habitat)
These areas should be excluded from development.
 - Moderately High Groundwater Vulnerability.
Developments with the potential for significant contamination of groundwater sources (such as intensive animal agriculture) would not be considered appropriate in these locations.
 - High Groundwater Vulnerability
Developments with the potential for significant contamination of groundwater sources (such as intensive animal agriculture) would not be considered appropriate in these locations.
 - Groundwater Bores

Environmentally Sensitive Areas Sensitive Water Resources

Data Source	Data Codes
Vulnerable Riparian Areas	All codes +40m buffer either side of high bank
Groundwater vulnerability	High and Moderately High
Kingsford Wetlands Data	

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