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Our Ref: HW2015-1086.004

Department of Planning and Environment
PO Box 1226
NEWCASTLE NSW 2300

Attention: Katrine O'Flaherty

Dear Katrine



**PLANNING PROPOSAL FOR 17 FAIRLANDS ROAD AND 2 FERODALE ROAD
MEDOWIE**

Thank you for your email of 29 June 2016 seeking Hunter Water's comments on the Planning Proposal for the proposed rezoning of 17 Fairlands Road (Lot 100 DP 583216) and 2 Ferodale Road (Lot 101 DP 583216) Medowie. It is Hunter Water's understanding that the Proposal seeks to change the current RU2 Rural landscape zoning (with a minimum lot size of 20 hectares) to R5 Large Lot Residential (minimum lot size of 1 hectare). Hunter Water values the opportunity to comment on the draft amendment and accordingly offers the following comments.

The site is located within the Grahamstown Dam Special Area drinking water catchment as prescribed in the *Hunter Water Regulation 2015*, with part of the site located within the direct hydrological catchment of the dam (i.e. with surface runoff draining directly into the dam). As noted in your correspondence, we note that this planning proposal precedes finalisation of the Medowie Planning Strategy. Hunter Water considers that potential development within the direct hydrological catchment of Grahamstown Dam would be better assessed in a holistic manner to ensure consistency and enable cumulative impacts to be considered. Nevertheless, Hunter Water provides the following comments regarding this Planning Proposal.

Hunter Water has previously expressed its concern about increasing development density at this critically important site given its proximity and direct drainage to Grahamstown Dam. However, we have previously discussed a potentially acceptable development option with Council and the proponent to subdivide the land according to the natural catchment boundary through the site. This option involves subdividing the eastern part of the site (fronting Fairlands Road) into large lots for development, and retaining the western portion of the site as a vacant lot. Council has advised that no building footprint is proposed to be located on land that drains directly to Grahamstown Dam, however no plans of the proposed subdivision have been provided.

If the Planning Proposal is approved, Hunter Water requests the following:

- The direct hydrological catchment boundary is accurately determined through surveying or other suitable scientific method prior to any subdivision or site works proceeding;
- A stormwater management plan is prepared which achieves a neutral or beneficial effect on water quality (NorBE) requirements to the satisfaction of Hunter Water. The site-specific DCP for the site should also be developed in consultation with Hunter Water;
- Development on the portion of the site draining directly to the dam is strictly prohibited in perpetuity without the express consent of Hunter Water. Development restrictions for the portion of land within the direct hydrological catchment are included on the land titles in an appropriate manner, such as, for example, through a covenant in favour of Hunter Water; and
- The site is not proposed for development that is inappropriate for a drinking water catchment. Please refer to Hunter Water's *Guidelines for development in the drinking water catchments* for further guidance on this.

As the parcel of land is directly adjacent to Hunter Water's land holding on which Grahamstown Dam is located, protection of vegetation within the Hunter Water land is also of importance. Prevention of access to this land to prevent damage to the vegetation (through activities such as waste dumping [including dumping of garden waste, lawn clippings and building waste], access by trail bike riders, and mowing/slashing of tubestock planting in revegetation areas) would therefore be required if the Planning Proposal is approved.

The Planning Proposal notes referral requirements to Hunter Water regarding water and wastewater servicing. Please note that developer-funded augmentations of the water and wastewater network will likely be required to service the development. If the Planning Proposal is approved, further liaison should be undertaken with Hunter Water in this regard.

If you require further advice or clarification regarding the submission, please contact me on (02) 4979 9545.

Yours sincerely



MALCOLM WITHERS
Senior Developer Services Engineer