

D2017/46831

Ms Emma-Jayne Leckie  
Business Manager Planning & Strategic Outcomes  
Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Attention: Mr William Oxley

Dear Ms Leckie,

**Planning Proposal – Rezoning from B6 Enterprise Corridor to R5 Large Lot Residential and E3 Environmental Management; 150 and 170 Lansdowne Street; Lots 1 and 2 DP 1018281 Goulburn – Amendment to Goulburn Mulwaree LEP 2009**

I refer to your letter dated 29 March 2017 concerning a Planning Proposal for the rezoning of land at the above address. It is understood the Planning Proposal seeks to amend the Goulburn Mulwaree Local Environmental Plan 2009 to alter the zone, minimum lot size (MLS) and floor space ratio controls of the subject site.

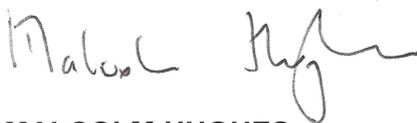
WaterNSW notes a subdivision was lawfully approved for the site, however future applications for proposals may not be permitted as residential accommodation is now prohibited. WaterNSW, as the former Sydney Catchment Authority, responded to the subdivision development application at the time (our ref: 10452; December 2011), and the conditions imposed at that time may remain relevant.

Following a review of the proposal, WaterNSW provides the following comments:

- Strategic Land and Water Capability Assessment (SLWCA) constraints mapping provides a broad scale assessment of the potential risk to water quality from development. The SLWCA mapping for this site shows that the risk to water quality from residential sewer development ranges from low to moderate across the site. The requirement in Part 6.2 of the LEP must be retained to ensure that public infrastructure (sewer) is provided prior to development consent being granted for any development on the site.
- The proposed amendment to the LEP would not result in the creation of any development permissible with or without consent that would be in conflict with the SLWCA mapping.
- Any future development applications for residential dwellings must have a neutral or beneficial effect (NorBE) on water quality for each lot under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, and must be assessed using the NorBE Tool. As such, the proposed E3 zone must not be relied upon to contribute to the achievement of a NorBE for the existing super lot.

Should you have any questions regarding the above, please contact Alison Kniha on 4724 2451 or at [alison.kniha@watarnsw.com.au](mailto:alison.kniha@watarnsw.com.au).

Yours sincerely



**MALCOLM HUGHES**  
**Manager Catchment Protection**

10/4/17