

30 January 2020

General Manager  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN NSW 2580

Contact: *Stuart Little*  
Telephone: *02 9865 2449*  
Our ref: *D2020/1719*

Attention: Bennett Kennedy

Dear Mr Sir/Madam

**RE: Lansdowne Street Goulburn Planning Proposal - Post-Gateway Referral**

I refer to Council's correspondence of 18 December 2019 referring the updated Planning Proposal (dated 15 November 2019) for Lansdowne Street, Goulburn, following the Gateway Determination of 16 December 2019. WaterNSW provided earlier comments on the Proposal on 7 November 2019 (our ref: D2019/121867).

The Proposal involves rezoning Lot 10 DP 1247119 from B6 Enterprise Corridor to R5 Large Lot Residential, amending the minimum lot size from Nil to 1,000m<sup>2</sup>, and removing the existing (0.8:1) Floor Space Ratio Development Standard.

The revised Proposal adequately responds to both State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) and s9.1 Direction 5.2 Sydney Drinking Water Catchments. The site mostly carries a Moderate Risk to water quality as based on the relevant Strategic Land and Water Capability Assessment, with remaining areas being Low Risk (see Map 1 attached). WaterNSW notes the land will be connected to reticulated water and sewer, while rainwater will be collected in rain gardens with excess runoff directed to the existing stormwater drainage network.

The report notes there are differences in watercourse mapping for the site, which are a minor issue for this Proposal. They have arisen due to different data and digital elevation models being used to determine topographic relief and the location of drainage features (p.22), rather than outdated information. WaterNSW has now run an ARC Hydro model on a 1m DEM with a 100m<sup>2</sup> catchment for the drainage lines. This identifies the drainage occurs along the northern and southern edge of the site, generally aligning with the road corridor and associated guttering.

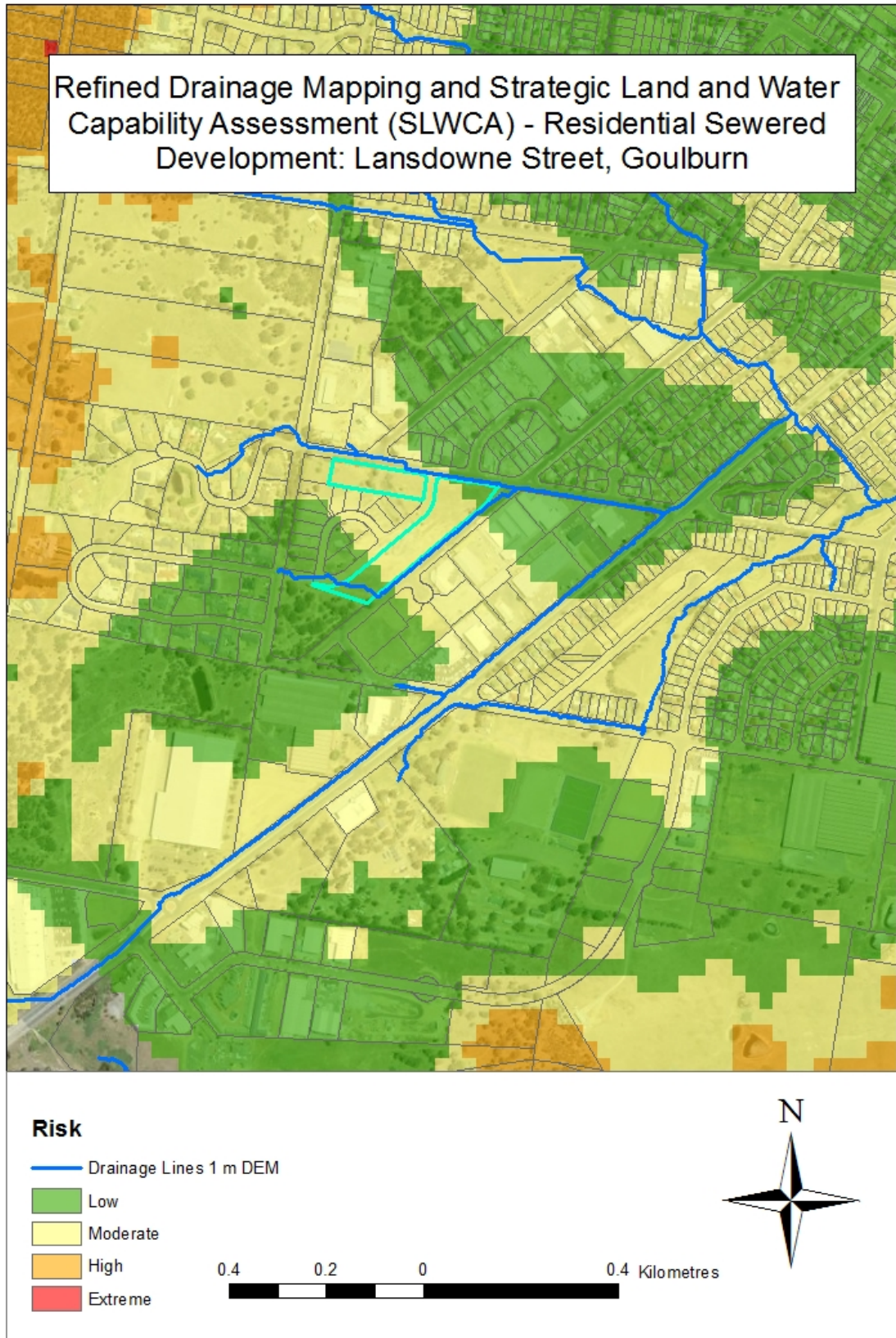
Regardless of these differences, the site has been subject to past urban uses, predominantly operating as a drive-in theatre, with surface drainage being managed by kerb and guttering and a reticulated stormwater system. It is not a greenfield site and WaterNSW has no issues with proposed drainage management. As required by the SEPP, any future development of the site will need to have a neutral or beneficial effect on water quality.

If you have any questions regarding the matters raised in this letter, please contact Stuart Little at [stuart.little@watarnsw.com.au](mailto:stuart.little@watarnsw.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Clay Preshaw", written in a cursive style.

**CLAY PRESRAW**  
**Manager Catchment Protection**



**Map 1.** Lansdowne Street, Goulburn: Refined Drainage Mapping Overlay with Strategic Land and Water Capability Assessment.