

7 November 2019

Contact: *Stuart Little*
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Our ref: *D2019/121867*

General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Attention: Mr Bennett Kennedy

Dear Sir/Madam

RE: Revised Lansdowne Street Goulburn Planning Proposal (Lot 10 DP 1247119)

I refer to Council's email of 18 October 2019 seeking WaterNSW's comments on a revised Planning Proposal for Lot 10 DP 1247119, Lansdowne Street, Goulburn.

The Proposal seeks to rezone the subject land from B6 Enterprise Corridor to R5 Large Lot Residential, amend the Minimum Lot Size (MLS) from Nil to 1,000m², and remove the existing (0.8:1) Floor Space Ratio development standard.

The Proposal results from the earlier deferral of this land from what proceeded as Amendment 12 to the Goulburn-Mulwaree Local Environmental Plan 2009 (the LEP). Based on indicative subdivision plans attached to the Proposal, it is envisaged that the rezoning and associated LEP changes will give rise to about 20 residential allotments.

WaterNSW responded to an earlier Planning Proposal, which gave rise to rezoning of the adjoining land in the west and south, in 2017 (our ref: D2017/46831), and a related Modification of Development Consent (MOD/0007/1718; our ref: 10452-a3), creating Lot 10 as a residue allotment. Consequently, Lot 10 is still currently zoned B6, which prohibits residential accommodation, and rezoning is required to enable subdivision and residential use of the land.

Drainage

The shape of the site results in both sides of the site being transected by the same 2nd order drainage feature (see Map 1 attached). The Proposal would benefit by recognising the presence of this drainage feature, articulating how it is currently managed, and identifying whether it presents a site constraint to the residential use, subdivision design and lot yield envisaged. In contextualising the drainage feature, Council may wish to consider how that feature was addressed on the adjoining land under the Modification referred to above.

Sewerage and Stormwater

The Proposal indicates that any development will be connected to the reticulated water and sewer network, and stormwater drainage system. Given that the MLS is 1,000 m², it is essential that the site be connected to the reticulated sewer for the proposed residential development to proceed.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 & Direction 5.2 Sydney Drinking Water Catchment

The Proposal gives consideration to both *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) (pages 13-14) and *Direction 5.2 Sydney Drinking Water Catchment* (page 18). Both these sections would benefit by noting that the respective instruments operate to protect water quality within the Sydney Drinking Water Catchment. Section 3.5 of the Proposal should make explicit referent to the fact that under the SEPP, all future development on the site will need to be assessed against the neutral or beneficial effect (NorBE) tool and have a NorBE on water quality.

The response to Direction 5.2 identifies that any proposed development would achieve a NorBE on water quality and that the Proposal is consistent with Direction 5.2. This conclusion is based on future development connecting to the reticulated sewer, the water network, and stormwater drainage system. WaterNSW agrees that the Proposal has the capacity to achieve a NorBE, although this will ultimately depend on the nature and design of future development.

Strategic Land and Water Capability Assessment (SLWCA)

The SLWCA mapping for Sewered Residential development, as presented as Figure 3 of the Proposal, is relevant to Direction 5.2 rather than the SEPP.

WaterNSW has undertaken its own SLWCA (see Map 1 attached) and compared this with Figure 3. While the boundaries of the two risk ratings are correct, the site has a Low to Moderate risk to water quality, rather than a Nil to Low risk as stated in the Proposal (the yellow areas of the map equate with a Moderate risk to water quality and the green areas a Low risk). The Moderate risk is associated with the location of drainage feature previously described.

The information accompanying the title to Figure 3 (page 14) and response to Direction 5.2 (page 18) needs to be updated to state the correct risk ratings. Figure 3 would also benefit by including a scale, north-point and legend.

Purpose

The Proposal does not clearly indicate that the zoning and related changes to the LEP are designed to facilitate a residential subdivision encompassing about 20 lots (as based on the indicative subdivision layout plans). It would be useful for section 1.1 Objective or 1.2 Intended Outcome to more clearly state the current zoning and MLS impediments with respect to the intended residential use and associated intended lot yield proposed for the site. This would assist the reader to more clearly understand the need for the rezoning, the capacity of the site, and the overall narrative of the Proposal.

Miscellaneous

The Proposal alludes to previous uses of the site (page 23) but does not state what these uses were. It would be useful for the Proposal to briefly describe the previous uses of the site and clearly indicating that it has been subject to previous development.

Figure 1 of the Proposal would benefit by a north-point, indicative scale, and indicating that the blue area to the north and east of Lot 10 equates with a B6 Enterprise Corridor zoning.

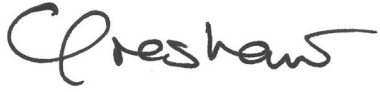
The Proposal refers to and relies on the subdivision plans provided in Appendix C. These plans are currently truncated as they are not in landscape format.

The Proposal (page 3) refers to the Council Resolution from 18th December 2019. The date needs to be checked and corrected given this is a future date.

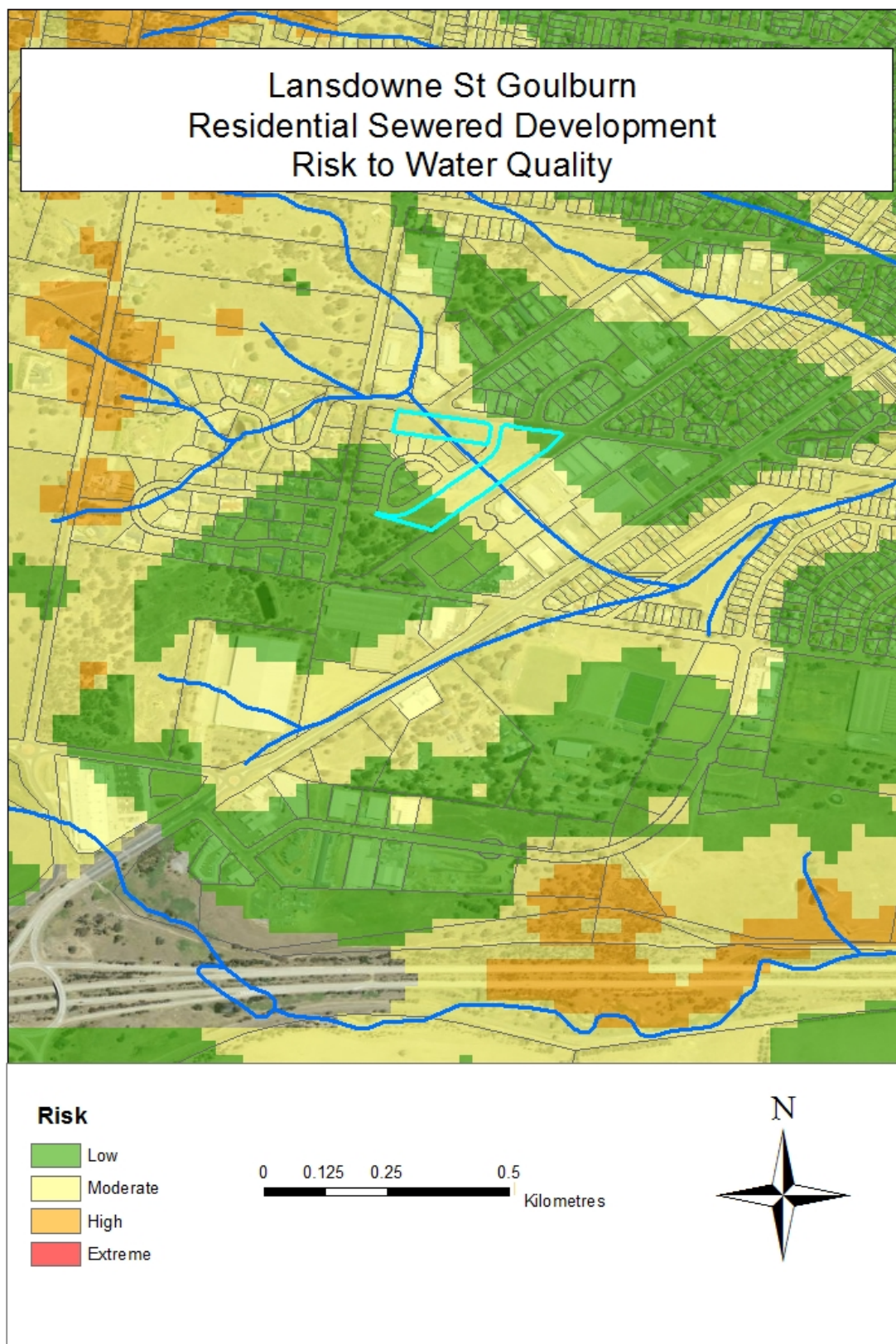
WaterNSW has no specific comment to make on the accompanying site-specific development control plan (DCP) provisions.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at stuart.little@waterNSW.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Preshaw'.

CLAY PRESRAW
Manager Catchment Protection



Map 1. Lansdowne Street, Strategic Land and Water Capability Assessment for Residential Sewered Development.