

## Christian Matthews

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**From:** Stuart Little <Stuart.Little@waternsw.com.au>  
**Sent:** Friday, 30 July 2021 10:17 AM  
**To:** Christian Matthews  
**Cc:** Sherilyn Hanrahan; Alison Kniha  
**Subject:** RE: Planning Proposal Question

Hi Christian

Thank you for clarifying the revised approach to the Planning Proposal.

Given that:

- the PP has been reduced in scope but still includes a lot that was in the original PP
- the PP has already been amended to take account of WaterNSW's earlier submission, and
- the area is low risk (provided it is sewerage),

We don't believe it is necessary to see the revised Planning Proposal before Gateway. However, we do ask that the Proposal be referred to us when it is publicly exhibited,

Many thanks

Stuart

**Stuart J Little**

Strategic Land Use Planner

*For noting: I am currently working remotely.  
Please reach me via email*



PO Box 398, Parramatta NSW 2124  
Level 14, 169 Macquarie Street  
Parramatta NSW 2150

**M:** 0436 948 347

[Stuart.little@waternsw.com.au](mailto:Stuart.little@waternsw.com.au)  
[www.waternsw.com.au](http://www.waternsw.com.au)

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**From:** Christian Matthews <Christian.Matthews@lithgow.nsw.gov.au>  
**Sent:** Friday, 30 July 2021 10:00 AM  
**To:** Stuart Little <Stuart.Little@waternsw.com.au>  
**Cc:** Sherilyn Hanrahan <sherilyn.hanrahan@lithgow.nsw.gov.au>  
**Subject:** Planning Proposal Question

Good morning Stuart,

Just following up from the phone call earlier this morning. The intended effect of the revised planning proposal is to seek an Additional Permitted Use (APU) over the cadastral boundaries of Lot 1 DP 914028 to permit one (1) dwelling house, requiring development consent. This approach diverges from the previous planning proposal which sought to amend the Zoning and Lot Size controls applicable to the site.

This would involve amending the Lithgow Local Environmental Plan 2014 to include an APU map over the area in addition to the insertion of a new clause in Schedule 1.

Regards,

**Christian Matthews** | Graduate Strategic Planner  
Economic Development & Environment | [Lithgow City Council](#)  
Phone: (02) 6354 9999 | Fax: (02) 6351 4259

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**From:** Christian Matthews  
**Sent:** Thursday, 29 July 2021 1:39 PM  
**To:** Technology One Connect <[T1Connect@lithgow.nsw.gov.au](mailto:T1Connect@lithgow.nsw.gov.au)>  
**Subject:** FW: Planning Proposal Question

#ECMBODY

**Christian Matthews** | Graduate Strategic Planner  
Economic Development & Environment | [Lithgow City Council](#)  
Phone: (02) 6354 9999 | Fax: (02) 6351 4259

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**From:** Christian Matthews  
**Sent:** Thursday, 29 July 2021 1:38 PM  
**To:** 'Stuart Little' <[Stuart.Little@waterNSW.com.au](mailto:Stuart.Little@waterNSW.com.au)>  
**Cc:** Sherilyn Hanrahan <[sherilyn.hanrahan@lithgow.nsw.gov.au](mailto:sherilyn.hanrahan@lithgow.nsw.gov.au)>  
**Subject:** Planning Proposal Question

Good afternoon Stuart,

Council is enquiring if a revised Planning Proposal needs to be submitted to WaterNSW for commentary to fulfill the directive of Planning Direction 5.2 – Sydney Drinking Water Catchment, or if previous consultation (as per the letter attached) would fulfill this obligation.

The Planning Proposal as referred to in WaterNSW's previous letter was withdrawn prior to receiving a Gateway Determination and has been revised to encompass a significantly reduced area to which now only covers the cadastral boundaries of lot 1 DP 914028 (as identified in the attached map), which had been identified in the previous Planning Proposal. Council is now looking to proceed with a submission to receive a Gateway Determination.

Council has considered WaterNSW comments from previous correspondence and amended the revised Planning Proposal accordingly.

If you could provide advice on how to proceed it would be greatly appreciated. You can contact me either by email or by calling me on 02 6354 9911

Regards,

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24 March 2021

Contact: *Stuart Little*  
Telephone: *02 9865 2449*  
Our ref: *D2021/29741*

Christian Matthews  
Graduate Strategic Planner  
Lithgow City Council  
PO Box 19  
LITHGOW NSW 2790

Dear Mr Matthews

**Planning Proposal: Lithgow Local Environmental Plan 2014 (Local Amendment No 6) – Ian Holt Drive/ Wolgan Road Lidsdale**

I refer to Council's email of 4 March 2021 referring a Planning Proposal for 32 Ian Holt Drive and 58-62 Wolgan Road Lidsdale that seeks to rezone land from Light Industrial (IN2) to Large Lot Residential (R5) and to introduce a minimum lot size of 2000m<sup>2</sup> across the site under the *Lithgow Local Environmental Plan 2014* (LEP). The site has a total area of 3.34 ha and involves two separate parcels of land (Site 1 and Site 2).

Site 1 is 2.97 ha and comprises:

- Lot 1 DP 914028
- Lot 1 DP 914029
- Pt Lot 102 DP 1137972
- Pt EP 327367

Site 2 is 0.37 ha and comprises:

- Lot 1 DP 1122488
- Lot 52 DP 1218864

The proposed LEP changes are intended to better reflect the existing residential uses occurring on Lot 1 DP 914029 (Site 1) and Lot 1 DP 1122488 and Lot 52 DP 1218864 (Site 2). It will also enable residential uses to occur on the remaining vacant land associated with Site 1. We note that the site has been cleared of vegetation except for mature trees/bushes along several lot boundaries.

WaterNSW has no objection to the Planning Proposal but provides the following comments.

**Direction 5.2 Sydney Drinking Water Catchment**

The Proposal provides a comprehensive response to Direction 5.2 referring to the outcomes of the Strategic Land and Water Capability Assessment (SLWCA) (see below) and that future subdivision and development will need to have a neutral or beneficial effect (NorBE) on water quality. We agree with the statements made in response to the Direction's requirements.

**Strategic Land and Water Capability Assessment (SLWCA)**

The Planning Proposal notes that the subject site has been identified in the Strategic Land and Water Capability Assessment (SLWCA) for category 4A Residential Sewered use as having HIGH capability (i.e. LOW risk to water quality) for the intended residential uses of the land. We agree

with this statement. A copy of the SLWCA map with respect to water quality risk is provided in Attachment 1. The Planning Proposal may benefit by including the relevant SLWCA map.

### **State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011**

The Planning Proposal gives consideration to *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* on page 14 where it identifies that any stormwater leaving the site will need achieve a NorBE on water quality and that this will be addressed at development assessment stage. WaterNSW agrees that the NorBE requirement can be addressed in the DA and assessment phase but that NorBE requirements for water quality are broader than just stormwater. The Planning Proposal would benefit by referencing that the SEPP also calls up WaterNSW's current recommended practices and standards that need to be considered in the development assessment process.

### **Contamination Risk**

The land is currently zoned IN1 with several lots being vacant land while others contain buildings used for residential purposes. The Planning Proposal would benefit by describing the past uses of the land in order to substantiate claims that the land has not subject to any potentially contaminating land uses and that a contamination assessment is not required (pages 11 and 14).

### **Essential Services**

We note that the site is, or will be, serviced by water and sewer (pages 18, 19) while stormwater management will be addressed at development application stage (page 14).

### **Waterways**

There are no watercourses on the site of this Planning Proposal.

### **Other**

- Please check the second dot point on page 8 which should probably refer to Lot 52 DP 1218864 (rather than Lot 1 DP 1218864).
- The Planning Proposal sometimes refer to the site as containing all lot EP 327367 and elsewhere Pt EP 327367. The reference should be consistent.

Should you have any questions, please contact Stuart Little ([stuart.little@waterNSW.com.au](mailto:stuart.little@waterNSW.com.au)).

Yours sincerely



**ALISON KNIHA**  
**Catchment Protection Planning Manager**

## ATTACHMENT 1



**Map 1.** Strategic Land and Water Capability Assessment: Water Quality Risk for Residential Sewered Development – 32 Ian Holt Drive and 58-62 Wolgan Road Lidsdale