

2 December 2021

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2021/125718*

Christian Matthews
Graduate Strategic Planner
Lithgow City Council
PO Box 19
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Dear Mr Matthews

Planning Proposal: Lithgow Local Environmental Plan 2014 (Local Amendment No 6) – Lidsdale

I refer to Council's email of 23 November 2021 regarding a Planning Proposal to add an additional permissible use for a dwelling on land at 32 Ian Holt Drive, Lidsdale (Lot 1 DP 914028). The site is currently zoned IN2 Light Industrial where dwellings are prohibited development under the land use table.

We understand that the Proposal replaces an earlier broader Proposal that sought to rezone the subject land and as well as 58-63 Wolgan Road from IN2 to Large Lot Residential (R5) and to introduce a minimum lot size of 2,000m² across the site under the *Lithgow Local Environmental Plan 2014* (LEP). WaterNSW previously provided comments regarding the broader proposal on 24 March 2021 (our ref: D2021/29471). That earlier Proposal has since been withdrawn.

WaterNSW has no objection to the current Planning Proposal.

Watercourses and Groundwater

No watercourses appear to occur on the site. We note, however, that the site occurs within the environmentally sensitive areas mapping for groundwater vulnerability as mapped under the LEP. The site has moderately high groundwater vulnerability (p.17). As the site is expected to connect with the mains sewer and water, the Proposal considers that there is expected to be minimal to no impact to groundwater from the proposed residential use of the land (pp.16-17). As the area is mapped as 'Groundwater Vulnerable', any future development will need to satisfy the provisions of clause 7.5 Groundwater vulnerability of the LEP.

Preliminary Contamination Investigation

We note that a Preliminary Contamination Investigation (PCI) has been conducted and found no evidence of potentially contaminating uses. The land currently supports pasture and is used for the grazing of cattle. However, a dwelling and infrastructure were previously located in the east of the site. Recently imported fill material for levelling of a house pad was pre-classified (before importation) as Excavated Natural Material (ENM) and is not considered to be a potential contaminant. Soil samples have been collected as part of the PCI process and examined for heavy metal contaminants. The analysis revealed that potential contaminants were below adopted threshold level for residential land-use with access to soil (*HIL A* threshold). The report concludes that the site is suitable for residential land-use. Based on the information contained in the PCI report, we agree with this conclusion.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The Proposal provides a response to *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (SDWC SEPP), noting that any future development must ensure that stormwater leaving the site has a neutral or beneficial effect (NorBE) on water quality. It also notes that such development will be required to meet WaterNSW's current recommended practices and standards at the development application stage (p.12). We agree with these statements and also note that the site is or can be serviced by water and sewer (pp.15,17).

Direction 5.2 Sydney Drinking Water Catchment

The Planning Proposal responds to Direction 5.2 noting that the site is not located within a Special Area and can be fully serviced. A Strategic Land and Water Capability Assessment for Category 4A Residential Sewered development is provided which identifies that the land has a HIGH capability (i.e. LOW risk to water quality). For completeness, given the area of available land and that the site can be fully serviced, the response to Direction 5.2 should also note that any proposed development is likely to be able to have a NorBE on water quality as required under SDWC SEPP.

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

Yours sincerely



ALISON KNIHA
Catchment Protection Planning Manager