

D2016/27347

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

Attention: Mr William Oxley

Dear Ms Leckie,

Draft Planning Proposal – Lot 2 DP 746614 Brayton Road, Marulan

I refer to your letter dated 15 March 2016 concerning a Planning Proposal for land at Brayton Road Marulan. It is understood the Planning Proposal seeks to amend the zoning from the current SP2 Infrastructure (Public Utility Undertaking) zone to R1 General Residential under the Goulburn Mulwaree Local Environmental Plan 2009, and reduce the minimum lot size to 700 m². WaterNSW provided preliminary advice for the same site in December 2015.

Following a review of the proposal, a site inspection from the neighbouring roads, and a desktop analysis, WaterNSW provides the following comments.

Section 117(2) Direction 5.2 Sydney Drinking Water Catchment

The subject site is within the Sydney drinking water catchment, and Section 117(2) Direction 5.2 applies. Under this Direction, planning proposals are required to be prepared in accordance with the principle that water quality in the Sydney drinking water catchment must be protected, that development have a neutral or beneficial effect on water quality, and that future land use be matched to land and water capability.

The s117(2) Direction includes requirements that the relevant planning authority must:

- ensure that planning proposals are consistent with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (Drinking Water SEPP), and
- give consideration to the outcomes of any strategic land and water capability assessment (SLWCA), and
- consult with WaterNSW describing the means by which the proposal gives effect to water quality protection principles before issuing a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

As the land is within the Sydney drinking water catchment, any future development of this land will need to comply with the Sydney Drinking Water Catchment SEPP. This means future development must have a neutral or beneficial effect on water quality (NorBE).

It is noted in the Planning Proposal that it 'will maintain or improve existing environmental condition for water quality consistent with catchment and stormwater management planning, and Sydney Drinking Water catchments', although no information or preliminary assessment to support this conclusion is provided.

The Proposal is not clear when discussing sewage management for the future smaller subdivided lots. It appears to propose both a common effluent management system comprising a septic tank on each lot flowing to the mains sewerage system (as per the rest of Marulan; p.14) as well as disposal directly to a reticulated system (p.43). Clarification regarding the disposal of wastewater and effluent is required when assessing the potential impacts on water quality.

Also, it is understood that the Marulan sewage treatment plant (STP) is already close to or at capacity (GMC Marulan Township Development Sewerage Master Plan, GHD 2005). The

proponent must seek confirmation in writing from the Council regarding the capacity of the STP to incorporate the increased flows from development on the future subdivided lots, either of effluent or raw wastewater.

The Proposal also does not adequately address the incorporation of riparian buffers and the management of stormwater for protection of water quality as expected following WaterNSW's preliminary comments in December 2015.

A more detailed site assessment would be required to support any future development proposal. The management of stormwater run-off from the site will need to have a NorBE during both the construction and operational stages. This will include, but not be limited to, the potential impacts to water quality from works to subdivide the land, including access and utility services, as well as the construction of any buildings.

To this effect, a water cycle management study (WCMS), including a MUSIC model, should be prepared and included in the exhibited documents. For sites of this nature, the WSUD discussed in the WCMS would be expected to include raingardens and rainwater tanks for each proposed dwelling as a minimum. Reference should be made the document 'Developments in Sydney's Drinking Water catchments – Water Quality Information Requirements', available through a link on WaterNSW's website at <http://www.waternsw.com.au/water-quality/catchment/development/da>.

Strategic Land and Water Capability Assessment (SLWCA)

The SLWCA constraints mapping provides a broad scale assessment of the potential risk to water quality from development. Reference to other environmental and planning data is required to identify any other relevant considerations for a site as SLWCA provides information about potential impacts to water quality only.

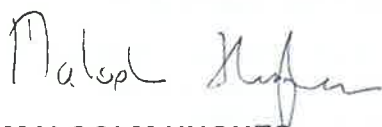
The SLWCA mapping shows that the risk to water quality from residential sewer development on this site ranges from low to moderate for most of the site. However, the section close to the unnamed watercourse in the western portion of the site is assessed as being of high risk to water quality. The constraints identified in the SLWCA mapping to subdividing the subject site as proposed must be considered with regards to potential impacts on water quality.

It is recommended that a detailed assessment of whether the lot yield, design and configuration would allow future proposed lots to meet relevant planning and environmental considerations, including NorBE, is undertaken.

WaterNSW also requests that it is consulted during the period of Government Agency consultation, currently scheduled for May 2016.

Should you have any questions regarding the above, please contact Alison Kniha, Environmental Policy and Planning Manager, on 4724 2451.

Yours sincerely



MALCOLM HUGHES
Manager Environment and Planning

29/3/16