

20 September 2017

Contact: *Alison Kniha*
Telephone: 02 9865 2505
Our ref: D2017/114233

General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

CC: Emma-Jayne Leckie

Dear Sir/Madam

Planning Proposal – 1 Racecourse Drive, Goulburn (Lot 1 DP 1171661)

Thank you for your letter dated 14 September 2017 seeking WaterNSW's comments on the above Planning Proposal.

WaterNSW notes the proposal seeks to rezone the subject site from RE2 Private recreation to R5 Large lot residential. It is also noted the Proposal is a result of an anomaly arising during the development of the Goulburn Mulwaree Local Environmental Plan 2009 for a site where dwelling entitlements were previously permitted, and a valid and active consent for subdivision exists.

The subject site is located within the Sydney drinking water catchment, and section 117(2) Direction 5.2 applies. Under the Direction, the Planning Proposal must be consistent with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP), and give consideration to the outcomes of the Strategic Land and Water Capability Assessments (SLWCA).

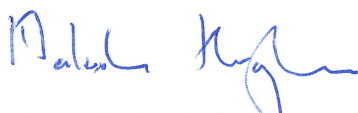
WaterNSW previously provided advice in May 2011 for the development proposal and modification, and again in December 2015 regarding the SLWCA. The SLWCA identifies the site as having a low risk to water quality for sewered residential development. It is noted the Planning Proposal addresses the requirements of the SEPP and the s117 Direction, provided the water cycle management plan is implemented in full, and the sewerage infrastructure has the capacity to treat the additional loads.

WaterNSW has no other particular requirements or comments regarding the Planning Proposal. WaterNSW requests Council continue to consult with us on Planning Proposals within the Sydney Drinking Water Catchment.

Additionally, all future development of the site, including dwelling houses, must have a neutral or beneficial effect on water quality.

If you have any queries in regard to this letter, please contact Alison Kniha, Catchment Protection Planning Manager at alison.kniha@waternsw.com.au.

Yours sincerely



MALCOLM HUGHES
Manager Catchment Protection