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Our ref ER22685

Dear Ms Makin

**PLANNING PROPOSAL – SUTTON RD AND FAITHFULL ST,
GUNDAROO (PP-2013-01) – SUPPLEMENTARY INFORMATION**

I refer to your letter dated 14th August 2014 requesting comments on the planning proposal to rezone land at Sutton Rd and Faithfull St, Gundaroo. Initially reference is made to the Office of Water's response dated 16th December 2013 on this matter. The NSW Office of Water appreciates the opportunity to comment and requests the following comments be considered in finalising the proposal.

- The NSW Office of Water concurs with Council's concerns over the potential for proliferation of bores. This is recognised primarily due to the demands for non-potable and potable water which have not been adequately serviced for by the planning proposal. As recommended previously a reticulated water supply (a non-potable supply may be sufficient) is recommended to support the proposed lot sizes or alternatively a larger lot size to accommodate necessary environmental buffers. The minimum 250m buffer distance required between all existing and new domestic and stock bores and effluent disposal sites remains within the *Water Sharing Plan for the Murray Darling Basin Fractured Rock Groundwater Sources 2011* (WSP). Therefore Council and the developer need to be aware that any potential reliance on groundwater for a water supply by this development needs to be consistent with the distance rules set out in the WSP.
- Mechanisms such as 88B Restrictions to limit bore growth do not address the key issue of ensuring an adequate water supply is available for the development. Further to this such mechanisms will require compliance by Council, hence it is generally recommended that adequate planning for servicing via lot sizes or reticulated services are the primary tool to manage the water resource.
- The proponent has demonstrated that the current location of the 'vulnerable groundwater' mapped area is appropriate and does not require alteration. A test pit (TP24) as detailed in the Groundwater Investigation Report substantiates that the water inflow into TP7 is localized moisture and not ingress from a shallow water table.
- The proposed sampling frequency (semi-annual) of the monitoring bore (MB1001) is adequate and future water level measurements should be reported as depth (m) from ground surface.
- The Flood Study Report adequately delineates the extent of the 1 in 100 year flood which has identified that parts of the northern portion of the site will be inundated. The report has recognised this inundation as a constraint to the use of on-site effluent management systems and that a flow strategy will be required.

- The NSW Office of Water is supplied with limited data in terms of groundwater quantity and quality upon drilling of each bore. A review of some of the bore logs in the vicinity of Gundaroo indicates bore yields are generally less than 1L/sec and the salinity is fresh or good.

Should you have any further queries in relation to this submission please do not hesitate to contact Tim Baker on (02) 6841 7403.

Yours sincerely



Mitchell Isaacs
Manager Strategic Stakeholder Liaison
4 September 2014