



Mr Chris Berry
Director of Planning and
Environmental Services
Yass Valley Council
PO Box 6
Yass NSW 2582

16/01702

Dear Mr Berry

I refer to your letter received by the Department on the 23 November 2015 seeking clarification on whether the proposed use of on-site sewerage management systems on future housing lots under planning proposals PP_2013_YASSV_001_00 and PP_2013_YASSV_002_00 at Gundaroo, is an issue preventing progression of those planning proposals.

The Department's letter dated 21 September 2015 sought clarification from Council on its deliberations with landholders on the potential for introducing reticulated services for the village. The Department was seeking this information to address concerns raised by State agencies and due to Council investigations that determined there was contamination of ground water and a potential health risk if bore water is being used by residents to supplement drinking water sources in Gundaroo.

I thank you for confirming that Council has not considered the provision of reticulated water supply for the village and has not recommended any change to the servicing arrangements proposed by the proponents (i.e. on-site effluent disposal and rain water harvesting).

The report to Council's meeting on 22 July 2015 stated that "*it was unknown how many properties rely on bore water for household use or to top up rainwater tanks*". The Council report further suggested that residents need to be informed to restrict their bore water use and not use it to top up rainwater tanks to minimise the cross contamination risk.

The Department remains concerned that there continues to be a potential health risk in Gundaroo if bore water is to be used for domestic purposes. The Department is also concerned that there is potential for exacerbating the health risk to residents because of further groundwater contamination from new on-site effluent disposal systems within the proposed development areas at north and south Gundaroo.

Consistent with the Department's previous advice I suggest that a collective meeting should now be held with the Office of Water, NSW Department of Health, the NSW Environmental Protection Authority, Council and the Department to discuss Council's proposed servicing arrangements and confirm that there is no risk to human health.

The meeting will enable the Department to consider various options, including whether the final planning proposal should proceed, be amended, or if an Altered Gateway Determination should be issued to Council with a requirement that Council exhibit the revised planning proposal. It would be greatly appreciated if you could confirm in writing whether you would like the Department of Planning and Environment to proceed with organising the meeting.

It is noted that Council has made post exhibition changes to the exhibited planning proposals. Council is therefore advised that it cannot use its delegation for plan making to approve the revised draft local environmental plans.

Thank you for the additional information on the timing of the completion of the draft Gundaroo Flood Risk Management Plan and the implications of the current draft flood mapping on the planning proposals. This information will be used in the Department's assessment of the planning proposals.

Should you have any further enquiries, please contact Graham Judge, Planning Services, at the Department on (02) 6229 7906.

Yours sincerely

 19/1/16.

Graham Towers
Acting General Manager
Southern Region
Planning Services