



Your Reference: PP_2013_YASSV_001_00 &
PP_2013_YASSV_002_00
Our Reference: PP_2012_03 & PP_2013_01
Contact: Will Mayes
Phone: (02) 6226 9219

Address all correspondence to:

General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

19 November 2015

Mr Brett Whitworth
Acting Executive Director, Southern Region
NSW Department of Planning & Environment
PO Box 5475
Wollongong NSW 2520

Dear Mr Whitworth,

Gundaroo Planning Proposals

Department of Planning
& Environment
RECEIVED
23 NOV 2015

Southern Region-Wollongong

I write to seek clarification regarding your letter dated 21 September 2015 in which you raise a number of issues concerning the progression of two Planning Proposals for land adjacent to Gundaroo village (your references: PP_2013_YASSV_001_00 & PP_2013_YASSV_002_00).

In your letter you raise the provision of a suitable non-potable water supply for any future lots and question the likelihood of Council introducing a reticulated non-potable water supply to address this issue. At this time Council has not considered the provision of a reticulated non-potable water supply for the village or the Planning Proposal sites nor are there any plans to do so. Council's endorsement of the Planning Proposals did not recommend any changes to the servicing arrangements proposed by the proponents (on-site effluent disposal and rain water harvesting). Council has however stated its preference that the construction of bores to be restricted on any future lots on the Planning Proposal sites in accordance with community and government agency concerns regarding the proliferation of bores in Gundaroo and the ability to meet relevant environmental buffers.

Separate discussions with Departmental staff have indicated issues with the proposed use of on-site sewage management systems (OSMS) for any future lots. However, these concerns are not reflected in your letter and clarification is sought as to whether the proposed use of OSMS is an issue preventing progression of the Planning Proposals.

In response to community and government agency concerns regarding the cumulative impact of additional OSMS, Council undertook preliminary investigations regarding the provision of a reticulated sewerage scheme for each Planning Proposal site and the existing village. This option was not pursued beyond these preliminary investigations. Although the NSW Office of Water recommended that consideration be given to a reticulated sewerage and non-potable water supply, given no objection was made to the servicing arrangements proposed by each Planning Proposal Council did not have sufficient grounds on which to pursue the matter during the assessment process.

It would be appreciated if the Department could clarify its concerns and specify the additional information required in order to progress the Planning Proposals. In particular, Council seeks confirmation as to whether the Department, in consultation other government agencies, will require reticulated services to be provided for each Planning Proposal site and the existing village.

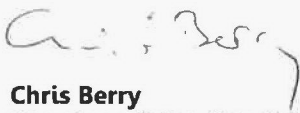
In response to your query regarding the likelihood of alternative servicing arrangements resulting in changes to the proposed zonings and lot sizes, it is not envisaged that Council will reconsider its

position in relation to these matters in the event alternative servicing arrangements (reticulated water and/ or sewer) are required. Council's Community Strategic Plan highlights the community's desire to maintain the character of its rural villages through the retention of large housing blocks. Reducing lot sizes and promoting higher density development in Gundaroo would not be consistent with the existing character of the village or the community's vision.

Council's draft Floodplain Risk Management Plan for Gundaroo is nearing completion and is expected to be publically exhibited early 2016. Council is confident the Planning Proposals can precede the completion of the Floodplain Risk Management Plan as draft mapping indicates the extent of the flood risk for each Planning Proposal site is generally consistent with the flood mapping undertaken by the proponents at the request of the Office of Environment & Heritage. In addition, Council has proposed the zonings of each Planning Proposal be amended to mitigate the flood risks identified in these flood studies.

If you require any further information or wish to discuss this matter further please contact Will Mayes on (02) 6226 9219 via email at council@yass.nsw.gov.au.

Yours sincerely



Chris Berry
Director of Planning & Environmental Services

Cc:

Linda Davis - Acting General Manager, Southern Region

Deanne Frankel - Team Leader, Southern Region

Graham Judge - Planning Officer, Southern Region