

22 September 2017

Contact: *Alison Kniha*
Telephone: *02 9865 2505*
Our ref: *D2017/114247*

General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

CC: Emma-Jayne Leckie

Dear Sir/Madam

Planning Proposal – 37 Ross Street & 23 Brewer Street, Goulburn

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

WaterNSW notes the proposal seeks to amend the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 to rezone the subject site from IN1 General Industrial to SP2 Infrastructure (Health services facility), and allow seniors housing as an additional permitted use through the amendment of Schedule 1 of the LEP. It is noted health services facilities are prohibited in the current IN1 zone under the GM LEP 2009.

As the subject site is located within the Sydney drinking water catchment, 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).

The SLWCA identifies the site as having a low to moderate risk to water quality for sewered residential development, retail and commercial development, and light industrial development. There are some higher risks along the drainage lines and flood affected areas to the south. All future development of the site must have a neutral or beneficial effect on water quality as required by the SEPP. WaterNSW notes advice from Goulburn Mulwaree Council (28 June 2017) identified the upgrade to the STP was well underway with an expected capacity of 40,000 EP, and therefore capable of treating any load from the future development.

Section 1.2.1 of the Planning Proposal discusses the permissibility or otherwise of Seniors Housing within the Sydney drinking water catchment ('Environmentally Sensitive Land'). WaterNSW understands State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) does not apply due to the location within the catchment, not that Seniors Living is prohibited. This can be addressed by amendment to the LEP.

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.

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