

18 October 2021

Contact: *Stuart Little*
Telephone: *0436 948 347*
Our ref: *D2021/111418*

David Kiernan
Senior Strategic Planner
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Mr Kiernan,

Planning Proposal to Rezone Part of Teneriffe, 133 Marys Mount Road, Goulburn, to Residential (REZ/0004/2021; PP-2021-3744)

I refer to your email of 29 September 2021 seeking our comments on the Planning Proposal for Teneriffe following a Gateway determination on the Proposal. The Proposal seeks to rezone a small section of land at 133 Marys Mount Road Goulburn (Lot 184, DP 1250044) from RU6 Rural Transition to R2 Low Density Residential.

WaterNSW provided initial comment on the Planning Proposal on 7 September 2021, noting we raised no objection to the Planning Proposal proceeding. We stand by this statement. We also made some suggestions to refine the Proposal's response to section 9.1 Direction 5.2 Sydney Drinking Water Catchment. This included making reference to our updated concurrence advice of 5 August 2019 with regard to the subdivision development, and for the Proposal to include the relevant Strategic Land and Water Capability Assessment for the site. Both these matters have been addressed in the latest iteration of the Planning Proposal. We note that a copy of our September advice has also been included in the updated Proposal.

The Planning Proposal's response to Direction 5.2 notes that the Proposal does not seek to increase the residential density of the subject site nor extend the boundaries of the site beyond the existing subdivision development consent. The Proposal concludes that it will have no impact on water quality. As noted in our previous correspondence, all the lots and roads within the subdivision are serviced by large Stormwater Quality Improvement Devices (SQIDs) downstream of the lots, with the SQIDs to be progressively built as the development proceeds. So as long as the development proceeds as proposed, and there no further increases in impervious area from the rezoning, then a neutral or beneficial effect on water quality will be able to be achieved. Subject to the above caveats, we agree that the Planning Proposal will have no impacts on water quality as stated.

WaterNSW does not need to be consulted on this Proposal again unless further changes to the *Goulburn Mulwaree Local Environmental Plan 2009* are proposed as a result of other agency feedback or in response to public exhibition of the Proposal.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at stuart.little@watnsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "AK", with a long horizontal stroke extending to the right.

ALISON KNIHA
Catchment Protection Planning Manager