

3 October 2018

Contact: *Alison Kniha*
Telephone: *02 9865 2505*
Our ref: *D2018/107334*

Sherilyn Hanrahan
Strategic Land Use Planner
Lithgow City Council
PO Box 19
Lithgow NSW 2790

Dear Ms Hanrahan

Planning Proposal – LLEP Amendment 3 – 88 Pipers Flat Road Wallerawang

Thank you for your letter dated 20 September 2018 relating to the Planning Proposal for the above site. It is noted the Proposal seeks to amend Lithgow Local Environmental Plan to rezone the land from R5 Large Lot Residential to R2 Low Density residential and to reduce the MLS from 2ha to 800m². We note that Council has advised that lots would be capable of connection to Council's reticulated sewage system. Our advice below is provided on the understanding that the lots would be connected to the sewage system.

Section 9.1 Ministerial Direction 5.2 applies to the section of the Lithgow City Council area within the Sydney drinking water catchment. Under this Direction, Planning Proposals are required to be prepared in accordance with the principle that water quality in the Sydney drinking water catchment must be protected, that the Proposal has a neutral or beneficial effect on water quality, and that future land use be matched to land and water capability.

WaterNSW's SLWCA constraints mapping provides a broad scale assessment of the potential risk to water quality from development. Reference to other environmental and planning data would be required to identify any other relevant considerations for the area as SLWCA provides information about potential impacts to water quality only. It is noted the SLWCA for the subject site identifies the risk to water quality from Residential Sewered development is Low.

A more detailed site assessment addressing the requirement for a NorBE during both the construction and operational stages would be required to support any future subdivision(s) and subsequent development proposal(s). This will include, but not be limited to, the potential impacts to water quality from works to subdivide the land, including access and utility services, as well as the construction of any buildings.

If you have any questions regarding this letter, please contact Alison Kniha at alison.kniha@waternsw.com.au.

Yours sincerely

A black rectangular box used to redact the signature of Malcolm Hughes.

MALCOLM HUGHES
Manager Catchment Protection