

4 November 2020

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

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/118151*

Dear Ms Hanrahan

PLANNING PROPOSAL – LLEP 2014 (LOCAL AMENDMENT NO 4) – MAIN ST WALLERAWANG

I refer to your email and letter of 9 October 2020 and Draft Planning Proposal forwarded on 3 November 2020, concerning a proposal to amend *Lithgow Local Environmental Plan 2014* (the LEP). WaterNSW understands the proposal seeks to rezone Lot 20 DP 1207089 and Lots 1 & 2 DP 213770, being 121-123 Main St Wallerawang and adjoining lands to the east, to enable the continued operation of a Hotel Motel Accommodation development and provide new light industrial development. Specifically, the Planning Proposal seeks to:

- amend the zoning of the site from part Primary Production RU1 and part SP2 Infrastructure (Electricity Generation) to Light Industrial IN2; and
- add an additional permitted use within Schedule 1 applying to Lot 20 DP 1207089 and Lot 1 DP 213770 (existing Black Gold Motel development) for the purpose of Hotel or Motel Accommodation.

The additional permitted use will therefore extend over the proposed IN2 zoning of Lot 20 DP 1207089 and Lot 1 DP 213770.

Site Description

The subject site is located on Main Street Wallerawang and has an area of 5.89 ha. We note that the site is capable of being fully serviced with reticulated water, sewer and stormwater services.

The site description on page 3 would benefit by noting that no watercourses occur on the site, although a 1st order drainage feature occurs just west of Lot 20 DP 1207089.

Current Land Uses and Contamination Risk

The western area of the site is occupied by the Black Gold Motel, including its current extensions. The eastern area, currently zoned SP2 Infrastructure (Electricity Generation), is vacant land and generally vegetated with introduced pine species. While the eastern-most portion of the site is affected by high voltage transmission lines and easements, much of the eastern area remains undeveloped.

In response to SEPP 55 Remediation of Land, the Planning Proposal (page 12) notes that a search of various records 'has not revealed any evidence that the site has been associated with any activities...that can potentially cause contamination'. The Proposal also notes that the proposed land use change to IN2 Light Industrial will not result in a more sensitive land use. The

Proposal concludes that the potential for contamination 'warrants no further investigation at this time'. Based on the information presented, we agree with this conclusion.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

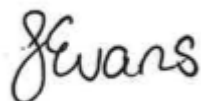
The Planning Proposal includes a brief response to *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* on page 13. It would be useful for the Proposal to mention that the site occurs in the Sydney Drinking Water Catchment and that the aims of the SEPP include providing healthy water catchments that deliver high quality water. The response could also note that the site will be fully serviced for water, sewer and stormwater. Mention should also be made that the SEPP calls up current recommended practices and standards to guide new development, as well as the need for new development to have a neutral or beneficial effect (NorBE) on water quality. The NorBE requirement applies to all aspects of the development, not just stormwater leaving the site.

Direction 5.2 Sydney Drinking Water Catchment

The Planning Proposal (page 16) provides a response to Direction 5.2, making reference to the SEPP and the requirement for future development to have a NorBE on water quality. The Proposal states that the site is not covered by the SLWCA for Light Industrial land use due to a gap in the data set. We confirm that this is the case. However, in relation to the additional permitted use (i.e. the motel development), we have prepared a SLWCA for residential sewered land (Attachment 1). This indicates that the risk to water quality for Lot 20 DP 1207089 and Lot 1 DP 213770 varies from LOW to MODERATE, confirming that the site is suitable for the additional permitted use.

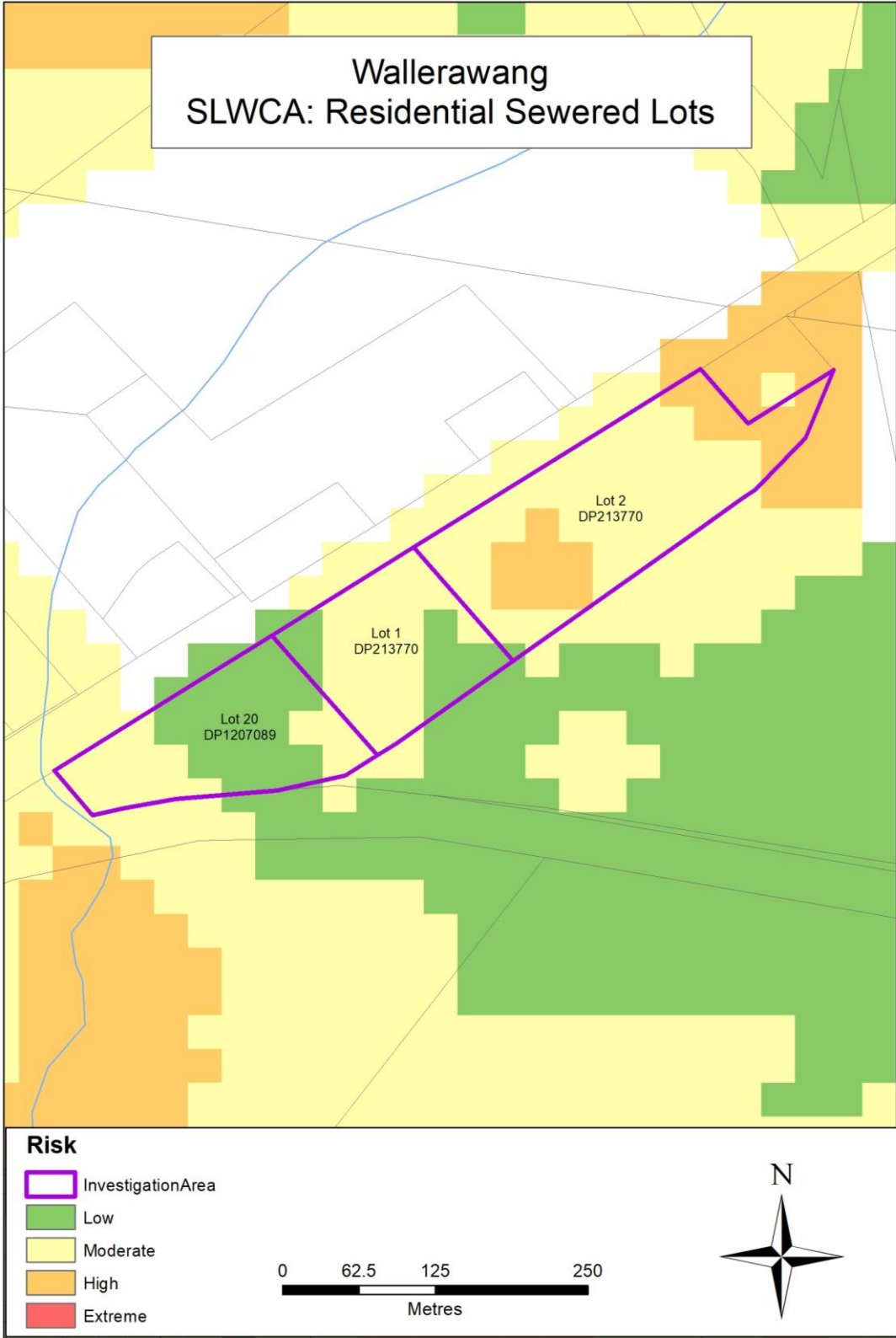
If you have any questions regarding the issues raised in this letter, please contact Stuart Little at stuart.little@waternsw.com.au.

Yours sincerely



JESSIE EVANS
A/Manager Catchment Protection

ATTACHMENT 1 - MAP



Map 1. SLWCA Residential Sewered development – Main St, Wallerawang