



Our ref: DOC20/73472

Senders ref: MP06 0094 MOD 5

Emma Butcher
Planning Officer
Regional Assessments
E-mail: emma.butcher@planning.nsw.gov.au

Dear Ms Butcher

Subject: Sandon Point Concept Plan Mod 5 – Response To Submissions Addendum

Thank you for your email of 14 January 2020 requesting comments on the addendum Response To Submissions submitted in support of the abovementioned concept plan modification. In response, we provide comments on the additional water quality and flooding matters as requested below:

Floodplain Risk Management

We have no further advice on Floodplain Risk Management (FRM) measures. However, we understand that Regional Assessments is undertaking consultation with Wollongong City Council on local flood issues as the authority responsible for FRM.

Water Quality and Contamination

The additional information provided as part of the Response to Submissions does not address our previous comments regarding water quality or contamination.

Our previous advice on this proposal highlighted that the water quality assessment was not prepared in accordance with the Risk Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (RBF) as detailed in the Illawarra Shoalhaven Regional Plan, 2015. Whilst the water quality targets established for the proposal are consistent with the Wollongong City Council Development Control Plan 2009, opportunities to align the water sensitive urban design strategy of any future development application associated with this proposal with the RBF should be pursued with Wollongong City Council.

With regards to site contamination, we recommend that additional information be sought from the EPA to confirm the process for assessing contamination. Resolving the concerns relating to contamination associated with the proposed modification will ensure that appropriate environmental management strategies are developed and implemented with the aim of protecting local groundwater and coastal wetland environments. Verifying the extent of any potential contamination and possible remediation would demonstrate that the site is suitable for the proposed development.

If you have any questions about this advice, please do not hesitate to contact Mr Calvin Houlison, Senior Conservation Planning Officer, via calvin.houlison@environment.nsw.gov.au or 4224 4179.

Yours sincerely

Chris Page

**Senior Team Leader, Planning (Illawarra)
Biodiversity & Conservation Division
Environment, Energy and Science**

30 January 2020