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Ref: D2012/1643

Mark Pepping
Manager Strategic and Assets
Wingecarribee Shire Council
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WINGECARRIBEE SHIRE COUNCIL		
Classification:	MAILINI	
Doc. No.		
File No.	1820	PN467200
14 JAN 2013		
OFFICER	ACTION	INFO
M. Pepping		

Dear Mr Pepping,

SCA Review of Planning Proposal to permit the development of a Community Hospice on Lot 2 DP 587573, 11 Edward Street, Bowral.

Thank you for your letter dated 18 December 2012 seeking comment from the Sydney Catchment Authority, in accordance with section 117 Direction 5.2, on the planning proposal for Lot 2 DP587583, 11 Edward Street, Bowral.

It is understood the planning proposal proposes to include the subject land in Schedule 1 Additional Permitted Uses of the Wingecarribee Local Environmental Plan 2010 to enable a community hospice to be developed on the site.

The SCA has no concerns with the planning proposal. The SCA's strategic land and water capability assessment (SLWCA) (attached) for sewerred residential development indicates that the proposal in this location would pose a low risk to water quality.

It should be noted that SLWCA only indicates outcomes for risk to water quality at a catchment-wide level. It does not indicate other planning or environmental constraints, and more detailed site studies would be required in future stages of this proposal to gain a better understanding of the development's potential impact on water quality.

Development within the Sydney drinking water catchment is required to have a neutral or beneficial effect (NorBE) on water quality in accordance with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011. Council will need to ensure that any future development on the subject site is able to achieve a NorBE outcome. Further information and guidance on NorBE, management of stormwater and water quality in general can be found in the following SCA publications:

- *Neutral or Beneficial Effect on Water Quality Assessment Guideline 2011*
- *Developments in Sydney's Drinking Water Catchment: Water Quality Information Requirements*
- *Using MUSIC in Sydney's Drinking Water Catchment*

These publications are available on the SCA website: www.sca.nsw.gov.au listed under "publications".

If you have any queries regarding the above please contact Senior Land Use Planner, Fran Kelly, on 4724 2223.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gh' followed by a flourish.





GREG GREENE, 10/01/13
A/Manager Planning and Assessments

Attachments: SLWCA Map: Edward Street, Bowral

SLWCA: Edward St, Bowral



Risk to Water Quality Residential Sewered

-  Low
-  Moderate
-  High
-  Extreme



0 20 40 Metres

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