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Contributions/Land Use Planner
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WINGECARRIBEE SHIRE
Classification: MARLIN
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OFFICER
D. Matthews ✓

COPY SENT

Dear Mr Matthews,

Planning Proposal: Vehicle Repair Station, Old Hume Highway, Berrima

Thank you for your letter inviting the Sydney Catchment Authority (SCA) to comment on a planning proposal to amend the Wingecarribee Local Environmental Plan (LEP) 2010 to permit (an existing) vehicle repair station at 3482 Old Hume Highway, Berrima.

It is understood that the proposed amendment to Schedule 1 (Additional Permitted Uses) of the LEP is to enable vehicle repair stations to be a permissible use on the subject site because it is a prohibited use under its E3 Environmental Management zone.

The SCA would normally assess a planning proposal for the potential risk posed to water quality from a proposed new use. The SCA would normally have objected to a proposal for a vehicle repair station on an unsewered site, adjacent to a watercourse that runs into the Wingecarribee River, due to its potential high risk to water quality. However, this is an unusual situation as the vehicle repair station already exists.

The SCA's preference would be for the use to be transferred to a sewerred site in an Industrial zone where it would be more practical and possible to manage the impacts. It is noted that this approach was recommended as an option by Council. If the use cannot be moved to a more suitable location, the SCA supports the application of strict environmental regulation and management measures to avoid impacts on water quality. It is particularly recommended that the transfer and treatment of industrial wastewater off-site be considered, and that ongoing monitoring for impacts on water quality occur.

Strategic Land and Water Capability Assessment

The SCA has undertaken a strategic land and water capability assessment (SLWCA) of the site, based on sewerred light and heavy industry. The SLWCA outcomes for industry (attached) do not show the full extent of likely impact as they are based on an assumption that industrial uses would only be permitted on sewerred sites. The outcome for (sewerred) heavy industry indicates that a fairly significant part of the site, running to the eastern side of the creek parallel to the Old Hume Highway, should be used as a buffer area. Council will need to take into account that this area would be much wider if the SLWCA was for unsewerred industry.

It is therefore recommended that a minimum 100 metre buffer between the watercourse and any development, or management areas for wastewater or stormwater, be applied, as recommended in the Environmental Management Plan (EMP) prepared by SEEC.

Environmental Management Plan

The SCA has reviewed the EMP and makes the following recommendations:

- The location and size of the existing absorption bed to dispose of industrial wastewater should be shown on all plans and diagrams.
- Further investigation is required to confirm whether the absorption bed has the capacity to deal with extra stormwater flows.
- The SCA is concerned with the use of absorption beds to dispose of industrial wastewater containing elevated levels of oil and grease. It is strongly recommended that the treatment of industrial wastewater off-site is used as an alternative to on-site land disposal.

Council should be aware that as the vehicle repair station is a use with the potential to impact significantly on water quality, any future development applications will need to obtain the concurrence of the SCA before consent. Under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, development proposed in the drinking water catchment has to have a neutral or beneficial effect on water quality. NorBE is satisfied if the development has

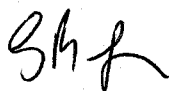
- no identifiable potential impact on water quality, or
- will contain any water quality impact on the site and prevent it from reaching any watercourse, water body or drainage depression on the site, or
- will transfer any water quality impact outside the site where it is treated and disposed of to standards approved by the Consent authority.

As noted above the SCA recommends the option of transferring and treating wastewater from the vehicle repair station off-site. This may be the most appropriate means of dealing with impacts on water quality.

It is additionally recommended that Council restrict any further expansion of the vehicle repair station on this particular site.

If you have any queries regarding the above, please contact Senior Land Use Planner Fran Kelly on 4724 2223 or fran.kelly@sca.nsw.gov.au.

Yours sincerely,

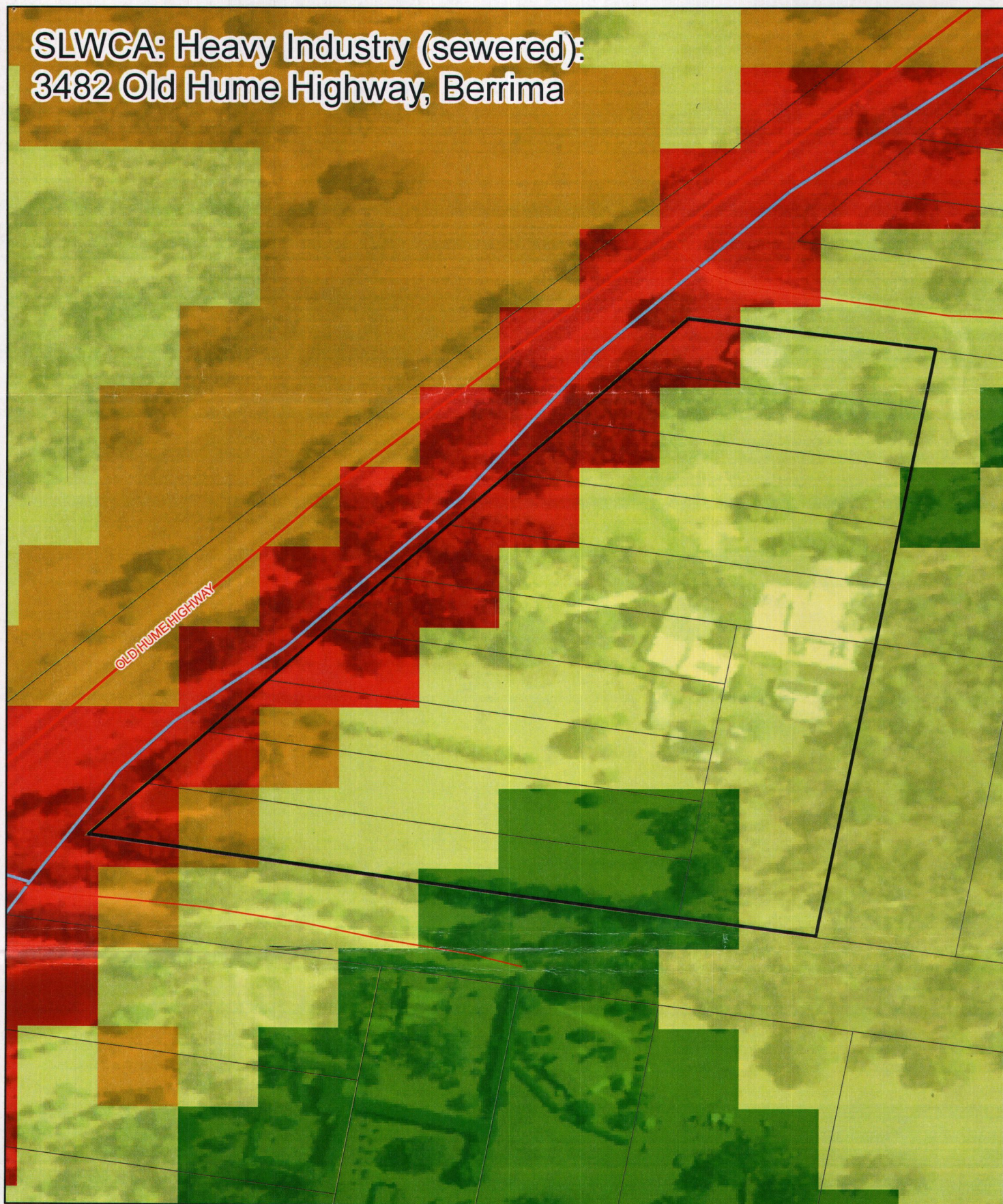


21/05/2013

GREG GREENE

A/Manager Planning and Assessments

SLWCA: Heavy Industry (sewered): 3482 Old Hume Highway, Berrima



Rick To Water Quality

- Low
- Moderate
- High
- Extreme
- Subject site



0 50 100 Metres

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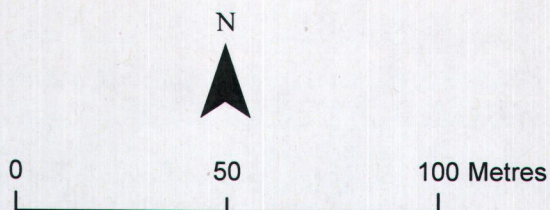
Map Properties
Created By: Fran Kelly
Date: 30 April 2013
Size: A4

SLWCA: Light Industry (sewered): 3482 Old Hume Highway, Berrima



Rick To Water Quality

- Low
- Moderate
- High
- Extreme
- Subject site



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