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Ref: D2013/58782

Bennett Kennedy
Land Use Planner
Strategic and Community Development
Wingecarribee Shire Council
PO Box 141,
Moss Vale
NSW 2577

Dear Mr Kennedy,

Planning Proposal to amend the minimum lot size on 12 Braemar Properties

Thank you for your letter received by the Sydney Catchment Authority (SCA) on 17 June 2013, inviting the SCA to comment on a proposal to amend the minimum lot size under the Wingecarribee LEP 2010 on 12 properties in the Braemar Industrial Precinct.

It is understood the proposal is for a "no minimum lot size" notation over the subject land, in accordance with Council's policy to not apply minimum lot sizes to industrial zoned land.

The SCA has reviewed the proposal and notes that Council has stated that:

"subject to erosion and sediment control measures the proposed amendment would have negligible impact on watercourses from the subject landany proposed subdivision can be connected to Council's reticulated sewerage system and post-development run-off is considered to be able to meet or exceed a Neutral or Beneficial Effect test".

SLWCA outcomes show that light industrial development on the subject land would pose a moderate risk to water quality in general. However, the SCA notes that there are parts of the land that contain vegetation and intermittent watercourses that run through the land. These are limiting factors to any potential future development that will need to be taken into account at the subdivision design and development stages if a neutral or beneficial effect is to be achieved. We refer Council to the SCA's Neutral or Beneficial Effect on Water Quality Guidelines available on the SCA's website www.sca.nsw.gov.au for the assessment of future subdivision development.

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

Yours sincerely,

GREG GREENE,
A/Manager, Planning and Assessments.

3/07/2013