



PO Box 323 Penrith NSW 2750  
Level 4, 2-6 Station Street  
Penrith NSW 2750  
Tel 1300 722 468 Fax 02 4725 2599  
Email [info@sca.nsw.gov.au](mailto:info@sca.nsw.gov.au)  
Website [www.sca.nsw.gov.au](http://www.sca.nsw.gov.au)

Ref: D2013/1636

David Matthews  
Coordinator Strategic Planning  
Strategic and Community Development  
Wingecarribee Shire Council  
PO Box 141  
Moss Vale NSW 2577

Dear Mr Matthews

**SCA Review of Planning Proposal to amend the minimum lot size map for Lot 3 DP603903 and Lot 54 DP 1107101, Broughton Street, Moss Vale.**

Thank you for your letter dated 11 December 2012 seeking comment from the Sydney Catchment Authority, in accordance with section 117 Direction 5.2, on the planning proposal for Lot 3 DP603903 and Lot 54 DP1107101, Broughton Street, Moss Vale.

It is understood the planning proposal is for a minimum lot size reduction from 700m<sup>2</sup> to 500m<sup>2</sup> to accommodate the proposed subdivision pattern for approximately 300 new residential sewered lots, as shown in the associated master plan for the subject site.

The SCA has no concerns with the planning proposal. The SCA's strategic land and water capability assessment (SLWCA) for sewered residential development (attached) 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](http://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



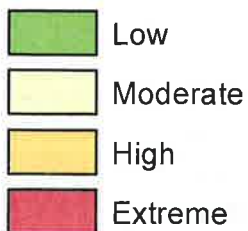
**GREG GREENE,** 10/01/13  
**A/Manager Planning and Assessments**

Attachments: SLWCA Map: Broughton St, Moss Vale

# SLWCA: Broughton St, Moss Vale



## Risk to Water Quality Residential Sewered



0 100 200 Metres

© Copyright 2012 Sydney Catchment Authority. All Rights Reserved.  
Disclaimer

This map was compiled by the Sydney Catchment Authority, using data believed to be accurate, however, a degree of error is inherent in all maps or geographic information. The information contained in this map is distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose of use. The maps are intended for use only at the published scale. The Sydney Catchment Authority will accept no liability for consequential and indirect damages arising from the use of its map products.

Sydney Catchment Authority  
PO Box 323  
PENRITH NSW 2751  
<http://www.sca.nsw.gov.au>



Map Properties  
Created By: Fran Kelly  
Date: 6 January 2013  
Size: A4