

Bennett Kennedy
Land Use Planner - Strategic and Assets
Wingecarribee Shire Council
PO Box 141
Moss vale NSW 2577

Dear Mr Kennedy,

Planning Proposal to amend the minimum lot size map for Lot 391 and rezone Lot 201 of the Farnborough Property, Moss Vale

Thank you for your letter dated 7 February 2013 inviting the Sydney Catchment Authority (SCA) to comment on the planning proposal to amend the minimum lot size map for Lot 391 and rezone Lot 201 of the Farnborough Property, Moss Vale. It is understood the outcomes of amendments to the Wingecarribee Local Environmental Plan 2010 would be:

- A variation to the current minimum lot size of 4000 square metres on Lot 391 to create 102 lots ranging in size from 1000 square metres up to 10,570 square metres.
- Adjusting the boundary between Lot 201 DP1095417 and Lot 40 263584 to create a B1 Neighbourhood Centre zone and RE1 Public Open Space zone.

Your letter to the SCA notes that the proposed subdivision on Lot 391 is intended to be serviced by reticulated sewer. The SLWCA outcomes for residential sewered development are therefore attached.

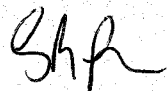
The SCA has no concerns with any part of the planning proposal. SLWCA outcomes for sewered residential development over Lot 391 show the proposal would be a low risk to water quality. A moderate risk is shown over the area of vegetation on the site, but it is noted that this is categorised as an endangered ecological community (EEC) under the *Threatened Species Conservation Act 1995*, and this patch will be retained as a single lot that will not be developed.

It is noted there are a number of dams on the site that will be retained within individual lots, making their management easier when the lots are eventually developed.

Further assessment will need to be undertaken at the development stage to ensure any proposed development has a neutral or beneficial effect on water quality. Further information on this can be found in the *Neutral or Beneficial Effect on Water Quality Assessment Guideline 2011* on the SCA website (www.sca.nsw.gov.au) under publications.

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

Yours sincerely,



GREG GREENE
A/Manager Planning and Assessments

19/02/2013



SYDNEY CATCHMENT AUTHORITY	
WINGECARRIBEE SHIRE	
Classification:	MAILIN
Doc. No.	
File No.	5901 PN1756100
20 FEB 2013	
OFFICER	
B. Kennedy	✓
D. Matthews	✓

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Bennett.

Please ask Records to
create a D/W file + have
this letter transferred to the
new file plus the letter sent
to SCA
M Peffy 20/2/13

SLWCA: Lot 391, Farnborough Drive, Moss Vale



Risk to Water Quality Residential Sewered



0 100 200 Metres

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Map Properties
Created By: Fran Kelly
Date: 13 February 2013
Size: A4