



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
Website www.sca.nsw.gov.au

Ref: D2013/97186

David Matthews
Contributions/Land Use Planner
Strategic and Assets
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Dear Mr Matthews,

Michael Clarke Cricket Academy Planning Proposal

Thank you for your letter dated 19 September 2013, inviting the Sydney Catchment Authority (SCA) to comment on a planning proposal to amend the Wingecarribee Local Environmental Plan 2010 (LEP) to permit development for the purpose of the Michael Clarke Cricket Academy. This includes tourist and visitor accommodation for approximately 25 people, indoor and outdoor sporting facilities, and health consulting rooms on Lot 100 DP 1006276, Crompton Park Road, Berrima.

It is understood that the uses that are currently not permissible in the E3 Environmental Management zone that applies to the site, the Tourist and Visitor Accommodation and Recreation Facilities (Indoor), are proposed to be listed as Additional permitted uses under Schedule 1 of the LEP. It is also understood that alternative options to the Schedule 1 listing, those being rezoning the land to SP3 Tourist or adding the uses under the E3 zone generally, are not supported by Council. Furthermore, it is understood the subject site does not fit any of Council's criteria for an SP3 Tourist zone, and if the non-permissible uses were added to the E3 land use table in the LEP, they would be inappropriately made permissible on all land zoned E3.

The SCA supports the proposed method of making the LEP amendment through the use of Schedule 1, and considers it preferable to the SP3 rezoning or E3 land use table options.

The SCA has reviewed this proposal and provides the following comments:

Strategic Land and Water Capability Assessment (SLWCA)

SLWCA outcomes for unsewered (residential) development on the site (attached) show that the areas proposed for the development are located largely within cleared areas that would pose a low to moderate risk to water quality. However, these areas are encircled by higher risk areas due to the presence of water courses, vegetation and the slope of the land towards Cordeaux Creek.

Should the site remain vegetated the impact on water quality is likely to remain low, however, the high bushfire danger shown in the bushfire map at Figure 6 may mean that vegetation might have to be cleared back from the proposed building sites to ensure a sufficient asset protection zone is in place. Clearing vegetation back from the development areas and closer to the surrounding water courses could increase the risk to water quality. Consideration should be given to ensuring the accommodation building is located in the best

location on the site in terms of addressing both bushfire danger and risk to water quality to minimise the amount of vegetation clearing that may be required.

Wastewater

The planning proposal does not indicate how wastewater generated by those visiting and staying at the site will be addressed. The SCA recommends that some basic information on wastewater management plans for the site is provided with the exhibited planning proposal.

Development Stage: Neutral or Beneficial Effect on Water Quality (NorBE)

Under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, development in the drinking water catchment that requires consent must have a neutral or beneficial effect on water quality (NorBE). The proposed development on the subject site is categorised as a higher risk Module 5 development under the SCA's NorBE Assessment Guidelines. Such development is automatically referred to the SCA for concurrence.

Under section 117 Direction 5.2, planning authorities are also required to consider whether a planning proposal will have a neutral or beneficial effect on water quality. The SLWCA outcomes highlight the areas of the site that are likely to pose a higher risk to water quality if those areas are developed. However, as the SLWCA is a mapping layer designed for use at the broadscale planning stage, SLWCA does not show the risk at the site level. Further site specific details and studies will be necessary to determine how best to achieve a neutral or beneficial effect on water quality at the development stage.

Future development applications on the site will need to include a water cycle management study (WCMS) to help Council and the SCA assess whether the development will have a neutral or beneficial effect on water quality. The information required in the WCMS for this type of development would include:

- stormwater quality modelling using the MUSIC model
- a conceptual soil and water management plan
- an on-site wastewater management report and
- development-specific pollutant assessment requirements

The SCA refers Council to the following SCA guidelines and performance standards for further information. In particular the following publications, available on the SCA website www.sca.nsw.gov.au would be useful:

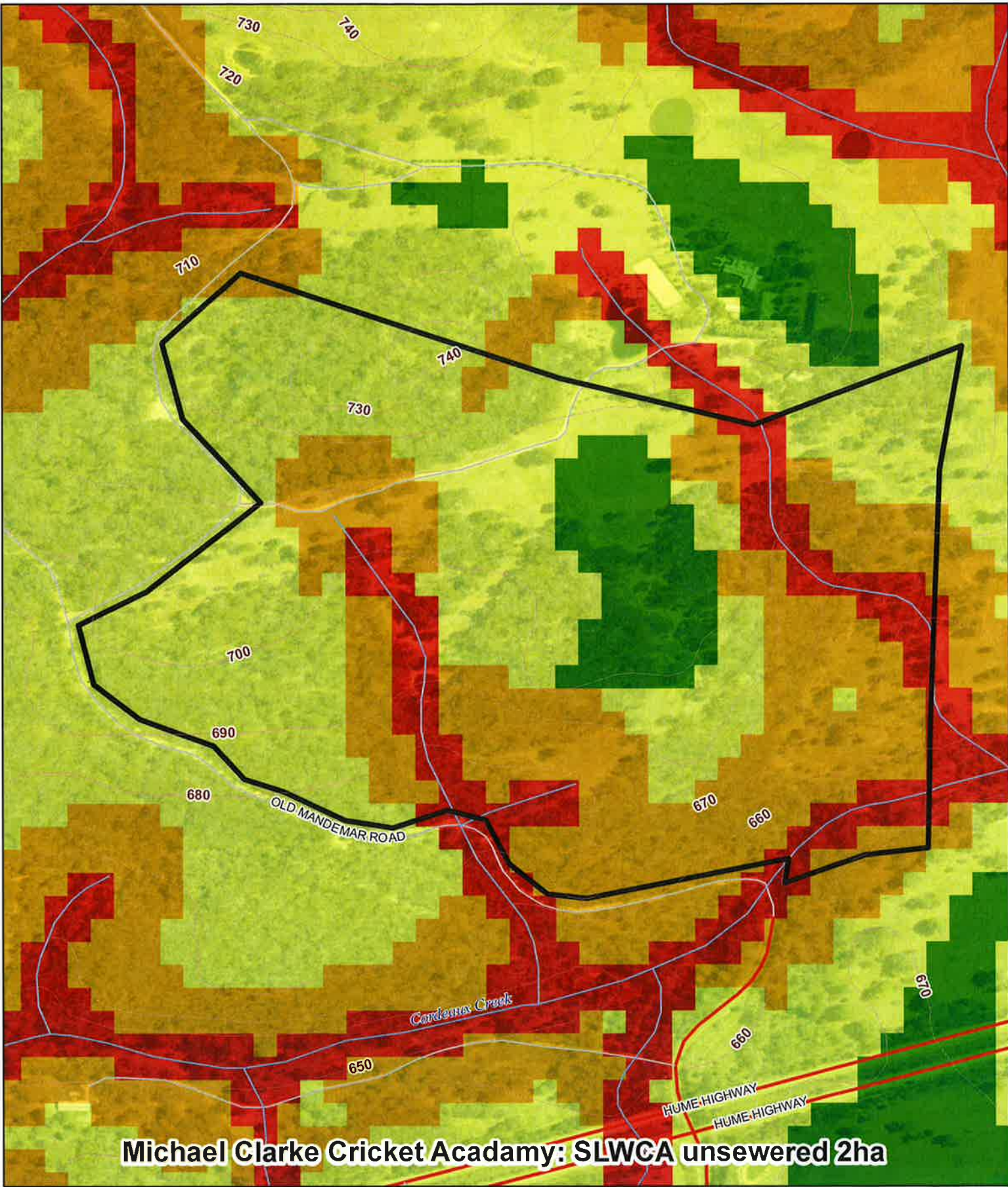
- Developments in Sydney's Drinking Water Catchment: Water Quality Information Requirements
- Neutral or Beneficial Effect on Water Quality Assessment Guideline
- Using MUSIC in Sydney's Drinking Water Catchment
- Designing and Installing On-Site Wastewater Systems

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

Yours sincerely

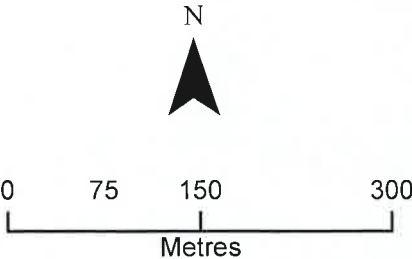
 11/10/2013

GREG GREENE
A/Manager Planning and Assessments



Risk to Water Quality

- Low
- Moderate
- High
- Extreme
- subject site



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