



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: D2014/22151

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

Dear Mr Matthews

Amendment to Clause 4.2A of Wingecarribee Local Environmental Plan 2010 to include dual occupancies

Thank you for your letter dated 13 February 2014 inviting the SCA to comment on a draft planning proposal to amend Clause 4.2A of the Wingecarribee Local Environmental Plan 2010, to include the land use "dual occupancy".

The SCA has no objection to the planning proposal but suggests Council consider including all new dwelling types under this clause, as the intent of the amendment is to minimise unplanned rural residential development on undersized lots in rural and environmental protection zones. This matter is of interest to the SCA due to the potentially high risk to water quality from unplanned residential development in unsewered areas of the drinking water catchment.

The SCA recommends that the term "dwelling", defined in the LEP Dictionary as "*a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile*", is added to Clause 4.2A in addition to dwelling houses and dual occupancies.

If you have any queries regarding the above please do not hesitate to contact Frances Kelly, Senior Land Use Planner, on 4724 2223.

Yours sincerely,

 10/03/2014

GREG GREENE
A/Manager Planning and Assessments