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Ref: D2014/81215

Ms Susan Stannard
Strategic Land Use Planner
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Dear Ms Stannard,

RE: Planning Proposal for 10 Drapers Road, Willow Vale – R5 Large Lot Residential Zoning and Minimum Lot Size Variation to 4000 sq m.

Thank you for referring the Planning Proposal for 10 Drapers Rd Willowvale (Lot 5, DP 10008) to the Sydney Catchment Authority (SCA) for consideration prior to a gateway determination.

It is understood the proposal intends to rezone the subject land from IN1 General Industrial to R5 Large Lot Residential, with an accompanying lot size variation from a minimum of 4 ha to 4000 sq m. This will be commensurate with land immediately south of the block.

Section 117 Direction 5.2 Sydney Drinking Water Catchment

Currently there is an absence of information about s117 Direction 5.2 Sydney Drinking Water Catchment in the Planning Proposal. It is requested that Part 3, Section A, Subsection 6 of the Planning Proposal (page 7) be expanded to make reference as to how the provisions of Direction 5.2 have been met. Specifically, future development of the land will need to comply with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (Drinking Water SEPP), requiring such development to have a neutral or beneficial effect on water quality (NorBE). Under Section 117 Direction 5.2, planning proposals must be consistent with the Drinking Water SEPP and are required to consider the outcomes of the SCA's strategic land and water capability assessments (SLWCA) constraints mapping. This provides an indication of how easily or otherwise future development on the site may achieve NorBE.

Sewerage

Based on email correspondence received on 21 August 2014, it is understood that all land in this area is sewered and a requirement of any future subdivision would require connection with the sewerage network. The planning proposal would benefit by including this information. The SCA has applied a SLWCA on the basis of the land being residential and sewered. This shows that water quality risks in the east of the block are low to moderate, with the moderate water quality risks arising in the west and south-west of the block.

Stormwater

The Planning Proposal does not state whether the land is likely to be subdivided in the short-term. However, the rezoning of the land from IN1 to R5 is likely to reduce the area of hardstand that might otherwise occur on the block, potentially reducing the water quality impacts that might arise.

Both sewerage and stormwater management issues will need to be considered as part of the NorBE requirements for any future development proposed on the allotment.

SCA Recommendation

The SCA recommends that s117 Direction 5.2 Sydney Drinking Water Catchment be referenced in the Planning Proposal, taking into account the outcomes of the SLWCA and the above comments made in reference to sewerage and stormwater management.

Should you have any questions regarding the above matters, please contact Mr Stuart Little A/ Senior Land Use Planner on 4886 9421.

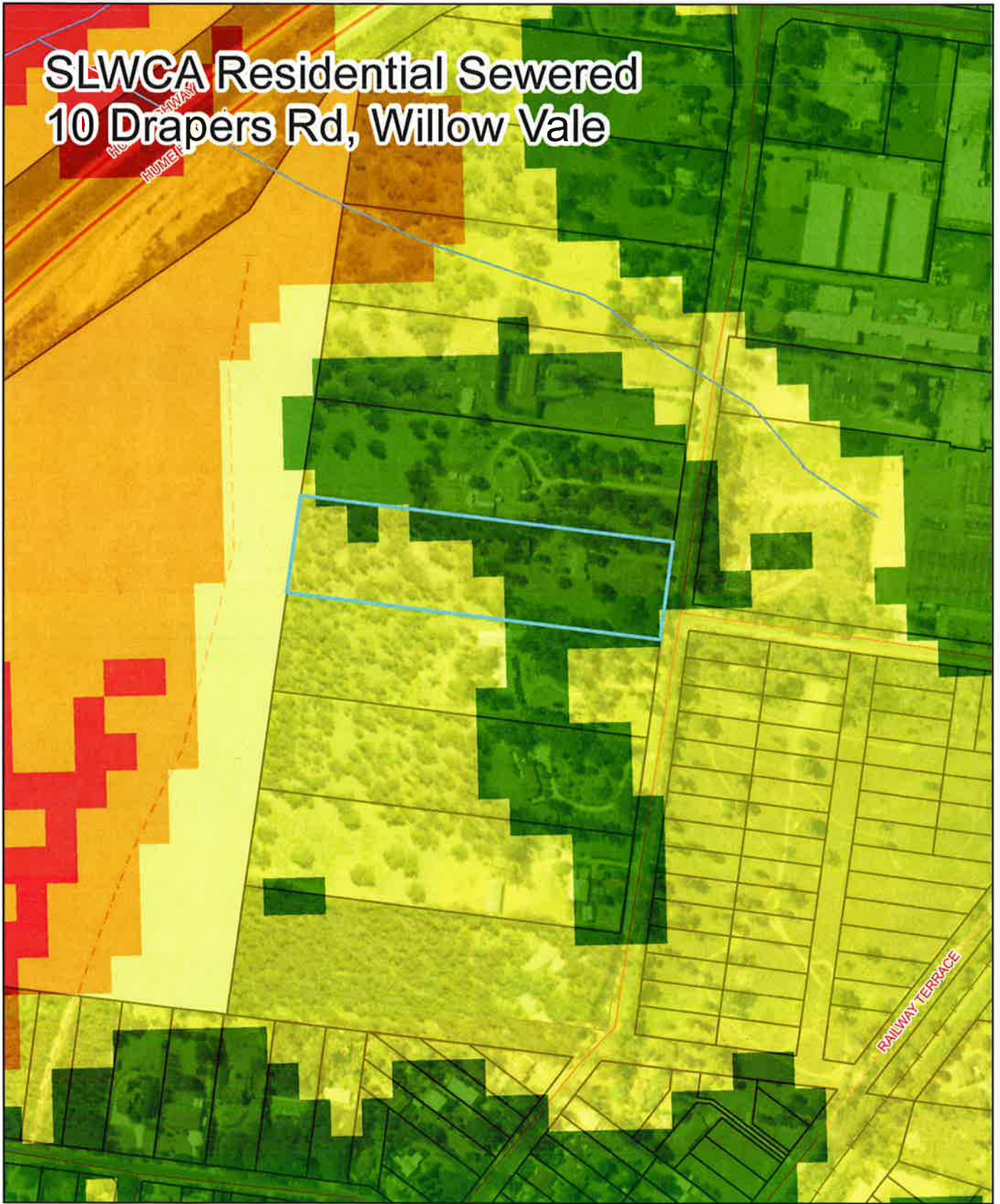
Yours sincerely



22/8/14

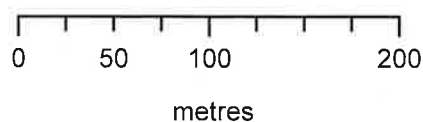
FRAN KELLY
Manager Planning and Assessments

SLWCA Residential Sewered 10 Drapers Rd, Willow Vale



Water Quality Risk

- Low
- Moderate
- High
- Extreme



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Created by: Stuart J Little
 Date: 20/8/2014