

Planning Proposal Submission

Planning Proposal to Amend the Minimum
Lot Size Map from 700 sqm to 450 sqm
over Lots 1 & 2, DP 788609, Patuna
Avenue Moss Vale under Wingecarribee
Local Environmental Plan 2010

Version 3 – For Gateway Determination
3 September 2015

For further information contact Council's Strategic Planning Branch on 02 4868 0888



ATTACHMENTS WHICH FORM PART OF THIS PLANNING PROPOSAL
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1	Draft Plan of Subdivision – Prepared by Civil Development Solutions (30 January 2015)
2	Water New South Wales comments 23 April 2015
3	Water New South Wales comments 12 August 2015

This Planning Proposal was submitted by the applicant using a template provided by Wingecarribee Shire Council. As some parts of the document can only be completed by Council, [the applicant's text is identified in blue](#), Council text identified in black.

It should also be noted that not all of the applicant's text has been kept in the Planning Proposal. I may have been amended or deleted by Council where necessary to adequately address matters required by the Planning Proposal process.

LOCAL GOVERNMENT AREA : WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND

SHIRE WIDE LOCATION



Figure 1 – Shire Wide context

SITE LOCATION & DESCRIPTION

The site comprises Lots 1 and 2, DP 788609, Patuna Avenue, Moss Vale.

The site consists of two contiguous allotments which combine to form a triangular parcel with a total area of 7.5 hectares. The north western boundary of the site is formed by the Main Southern Railway line, the southern boundary connects to adjacent farmland and the eastern boundary adjoins existing residential housing with road access via Patuna Avenue and Darran Road, Moss Vale.

Vegetation within the site has largely been cleared and is dominated by pasture grasses and herbaceous weeds, with the exception of a few native trees located along the fence adjacent to the Main Southern Railway line. The lots are currently used for grazing purposes and are improved with a machinery shed, cattle yards and boundary fencing.

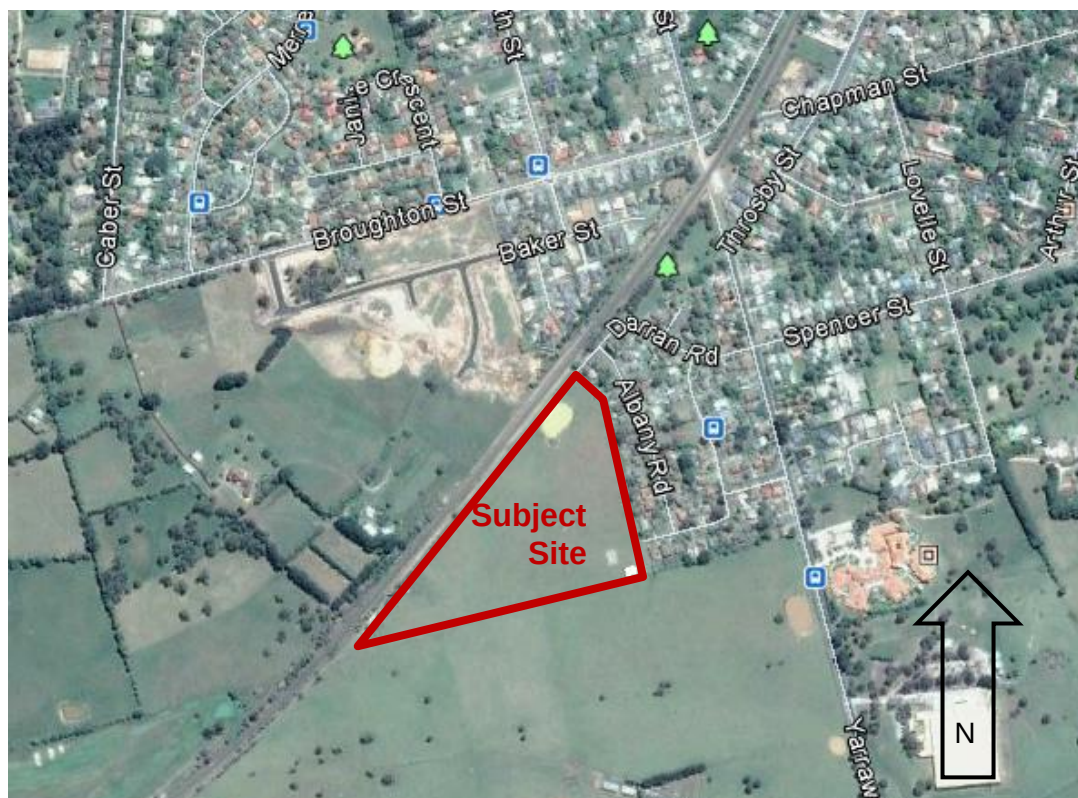
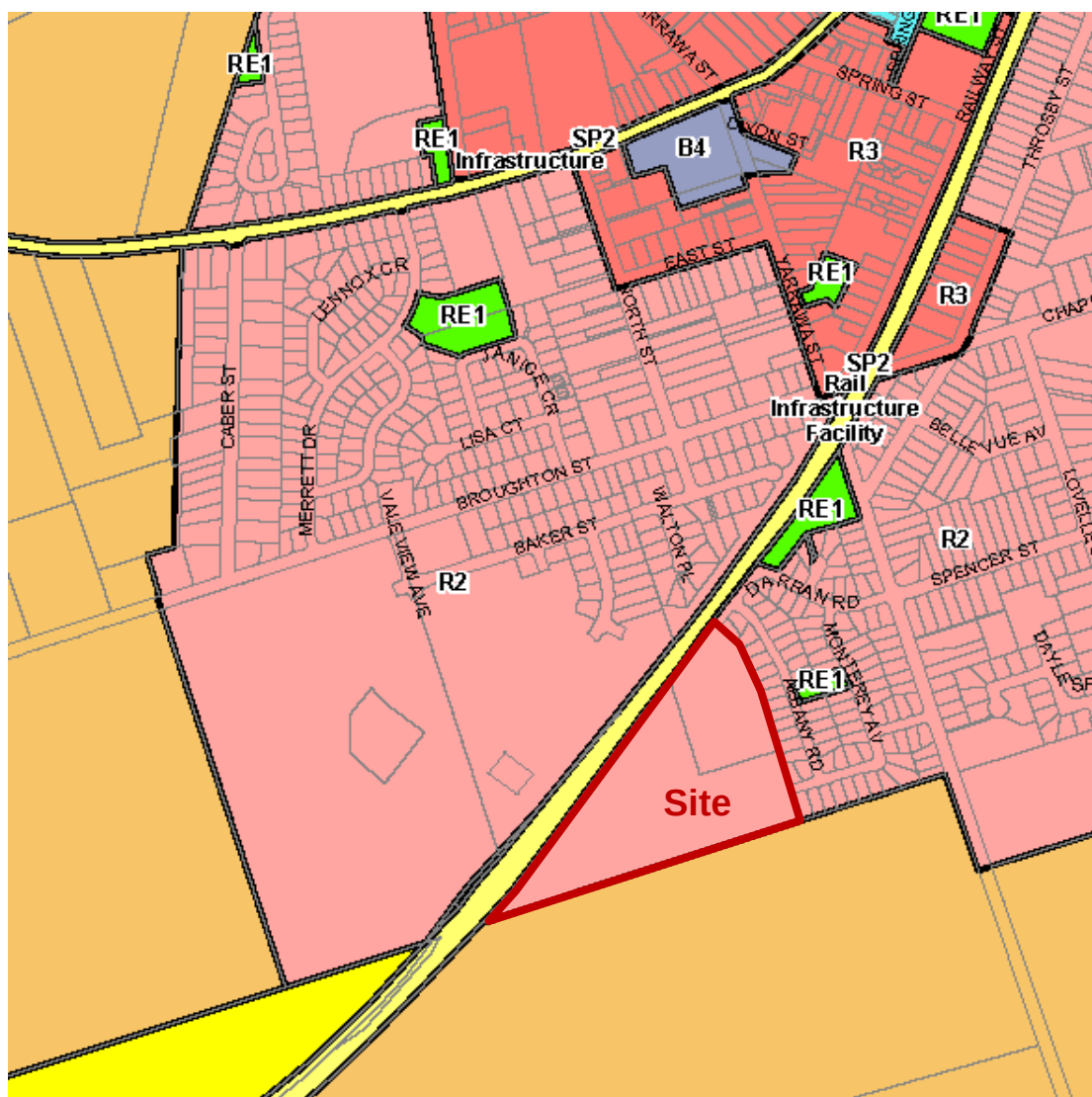


Figure 2 - Aerial Imagery (Source: Google Earth 2015-applicant)

The site is currently zoned R2 Low Density Residential under Wingecarribee LEP 2010 with a Minimum Lot size of 700m² as shown in Figure 3 and Figure 4 in Part 4 Mapping (p 14) below.



Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU4	Primary Production Small Lots
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist

Figure 3 – Extract of **current WLEP 2010** Land Zoning Map dated 29 August 2014 (No zoning amendment proposed). No amendment is required to the Zoning Map (LZN) under Wingecarribee LEP 2010 as no alteration to the zoning is requested.

PART 1 : OBJECTIVES OR INTENDED OUTCOMES

The purpose of the Planning Proposal is to permit a broader range of housing types and more affordable housing by amending the minimum lot size map applicable to the subject site reducing the minimum lot size from 700 square metres (sqm) to 450 sqm.

The reduction in the minimum lot size applying to the site will increase the potential lot yield of the site from 76 lots to 96 lots.

The concept subdivision plan (Attachment 1) has been submitted by the applicant to demonstrate that the above objective can be achieved on the site without compromising the transition between the urban and rural interface. It is of significance in maintaining this transition that larger lots are located on the periphery of the development site creating the opportunity to provide larger scale plantings on residential lots to soften the impact of constructed elements on the rural landscape.

Council support for the Planning Proposal was based on the premise that the final lot layout of the subdivision is consistent with the submitted concept plan of subdivision where larger lots are located at the periphery and the allocation of lots is consistent with the schedule provided in Section C of this report. Any Masterplan of the site must therefore provide controls that are consistent with the premise accepted by Council and confine elements of the concept subdivision layout to those that will result in a consistent subdivision layout to that submitted.

PART 2 : EXPLANATION OF THE PROVISIONS

The provisions of the Planning Proposal will amend the Lot Size Map LSZ_007D under the Wingecarribee Local Environmental Plan 2010. The amendment to the Lot Size map will reduce the minimum lot size for the subject site from 'Q' = 700 sqm down to 'G' = 450 sqm. The reduction in the Minimum Lot Size will enable a range of lot sizes as indicated in Table 3, Table 5 and the attached draft plan of subdivision. A proposed minimum lot size of 'G' (450 sqm) is considered most suitable for this purpose as all intended lots are equal to or larger than this size.

Map to be amended	Nature of map amendment
LSZ_007D	Change minimum Lot Size on Lot 1 DP 788609 and Lot 2 DP 788609, Patuna Avenue, Moss Vale from Q (700 sqm) to G (450 sqm).

Table 1 – Proposed WLEP Map Amendment

PART 3 : JUSTIFICATION OF OBJECTIVES, OUTCOMES & PROCESS

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is the result of a request by the land owner to reduce the minimum lot size for the subject site. 11 March 2015. Council considered the matter at its Ordinary Meeting of 11 March 2015 and resolved as follows:

1. ***THAT the Planning Proposal to amend WLEP 2010 by revising the Minimum Lot Size of Lot 1 and Lot 2 of DP 788609, 19 Patuna Avenue, Moss Vale from 700 sqm ('Q') to 450 sqm ('G') be prepared and forwarded to the NSW Department of Planning and Environment for a Gateway Determination under Section 55 of the Environmental Planning & Assessment Act, 1979.***
2. ***THAT should a Gateway Determination be supported Council prepare a site specific component in the Moss Vale Town Development Control Plan containing a Masterplan for the subject site.***
3. ***THAT the final design of the proposed subdivision has carriageways which meet Council's preferred width.***
4. ***THAT the applicant be advised of Council's decision.***

The above resolution actions the request by the applicant to amend the Minimum Lot Size of the subject site that is consistent with Council's intentions for the site demonstrated by its notation under the Urban Release Area Map (URA 007A).

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A Planning Proposal is the only means of reducing the the minimum lot size development standards on the subject site to produce the yield of 96 lots over and above current yield of 76 lots.

Clause 4.1 of Wingecarribee Local Environmental Plan restricts the subdivision of lots to the minimum lot size as depicted on the WLEP 2010 Lot Size Maps. As the current minimum lot size is 700m², any lot size less than that amount is not permissible. Hence the need for a planning proposal to amend the minimum lot size from 700m² to 450m² to enable the lot yield in the Master Plan of Subdivision (Attachment 1) to be achieved.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including draft strategies)?

Yes. The Sydney-Canberra Corridor Regional Strategy (SCCRS) identifies the need for additional housing supply within the Wingecarribee Shire and this proposal will facilitate that provision. It will facilitate the additional housing supply by increasing the number of lots to be made available on the site and the range of lot sizes will cater for a broader housing market.

4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Draft Local Planning Strategy 2015-2031

Wingecarribee Shire Council's *Draft Local Planning Strategy* was placed on exhibition from 15 July to 11 September 2015.

The purpose of the Local Planning Strategy is to identify a long term direction for the future development of the Shire upon which any proposed amendments to the Local Environmental Plan can be based.

Chapter Eight (8) of the Draft Local Planning Strategy provides Assessment Criteria 'Tests' for any future WLEP 2010 Amendments (Planning Proposals). The subject Planning Proposal is satisfactory with regard to the ten (10) 'themes' of the criteria contained in that Chapter. Essentially the land is zoned for low density residential development, is readily capable of being serviced by water, sewer, roads, telecommunications; and is close to centre of Moss Vale. The increased lot yield from the reduction in the minimum lot size will enable a greater number of persons to live closer to the centre of Moss Vale and reduce the demand for further residential land releases.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes. The following SEPPs are relevant to the site and are addressed as follows:.

SEPP 44 Koala Habitat Protection

All land within the Wingecarribee Shire Local Government Area is covered by the provisions of SEPP 44. The subject site is not a known koala habitat or contains any food tree species identified in the SEPP.

SEPP Sydney Drinking Water Catchment 2011

The Sydney Drinking Water Catchment SEPP 2011 applies to the site as it is located within the Sydney Drinking Water Catchment and all Planning Proposals must seek comment from Water NSW (WNSW) prior to being forwarded to the Department of Planning & Environment (DPE). Pre-Gateway comments from WNSW (Part 11) are discussed in detail later in this report.

6. Is the Planning Proposal consistent with applicable Section 117 Directions?

Yes. The Planning Proposal has specific features where Section 117 Directions have been considered and are addressed as follows:

Direction 3.1 - Residential Zones

The Planning Proposal is consistent with this Direction in that it encourages a variety and choice of housing types to provide for existing and future housing needs by reducing the consumption of land for housing and broadening the choice of building types.

The proposal reduces the consumption of land for housing for urban development by amending the Minimum Lot Size applying to existing R2 Low Density Residential zoned land within the existing urban area of Moss Vale.

The subject Planning Proposal is consistent with objective (1)(a) and 1(c) to encouraging a variety of housing choice and minimizing the impact of residential development on resource lands respectively.

Direction 4.4 – Planning for Bushfire Protection

The subject site has no bushfire affectation.

Nevertheless, the Planning Proposal is consistent in that the draft subdivision plan has been designed with consideration of the requirements for 10 metre Asset Protection Zones in accordance with the NSW Rural Fire Service guide “Planning for Bushfire Protection 2006”, as the subject site backs onto open grass grazing land.

Direction 5.2 - Sydney Drinking Water Catchments

The Planning Proposal is considered consistent with this Direction in that the Planning Proposal is likely to have a Neutral or Beneficial Effect (NorBE) on water quality. It is considered that any non-compliance with the NorBE test can be addressed by implementing Water NSW Current Recommended Practices (CRP's) that can be incorporated into the proposal. Notwithstanding, the subject Planning Proposal has been referred to Water New South Wales for comment (see Section 11) and the disposal of stormwater and sewerage will be addressed to WNSW requirements at the Development Application Stage.

The Planning Proposal is considered to have no other impact on any of the remaining Section 117 Directions as shown in the table below:

Direction	Assessment
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	Not applicable
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent – as above
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	Not applicable
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	Consistent – As above
4.4 Planning for Bushfire Protection	Consistent – As above
5. Regional Planning	
5.1 Implementation of Regional Strategies NB: This Direction has been revised to include previous Directions 5.6 and 5.7.	Not applicable
5.2 Sydney Drinking Water Catchments	Consistent – As above
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Not applicable
6.2 Reserving Land for Public Purposes	Not applicable
6.3 Site Specific Provisions	Not applicable

Table 2 Section 117 Direction summary table

Section C – Environmental, Social & Economic Impacts

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal?

No. There are no critical habitats or threatened species, populations or ecological communities, or their habitats, on the site. The site is covered in grass species for grazing purposes.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No. There are no other identified environmental effects as a result of the Planning Proposal.

No known Aboriginal Sites or Relics have been recorded on or adjacent to the site. No State Forests, National Parks, Regional Parks and Nature Reserves occur adjacent to the site. No wetlands, natural water bodies or riparian zones are located within the site.

The site is currently used for grazing livestock and as such contains a yarding area, a constructed dam and is enclosed by post and wire fencing.

9. Has the Planning Proposal adequately addressed any social and economic effects?

Yes. The Planning Proposal allows for development of the site for residential subdivision containing a variety of lot sizes. The variety of lots will provide opportunities for a wider choice of housing types that meet current and anticipated future local market expectations. This may allow some housing to be affordable to persons currently unable to afford larger lots and houses currently on the market in the Wingecarribee Shire.

To ensure consistency with existing regional Wingecarribee Shire developments, the lot sizes on the draft subdivision plan have been compared to the lot sizes at the existing Nattai Ponds subdivision at Mittagong. A comparison of the distribution of lot sizes between the Nattai Ponds site and the Planning Proposal site is shown in Table 3 and Figure 2 overpage:

Lot Size m ²	Number of Lots		Proportion of Lots	
	Nattai Ponds	Patuna/Darran	Nattai Ponds	Patuna/Darran
450-499	115	28	45%	29%
500-549	70	31	28%	32%
550-599	32	20	13%	21%
600-649	16	5	6%	5%
650-699	6	3	2%	3%
700-749	8	3	3%	3%
750 plus	7	6	3%	6%
Total	254	96	100%	100%

Table 3 – Lot size comparison between subject site and the Nattai Ponds precinct

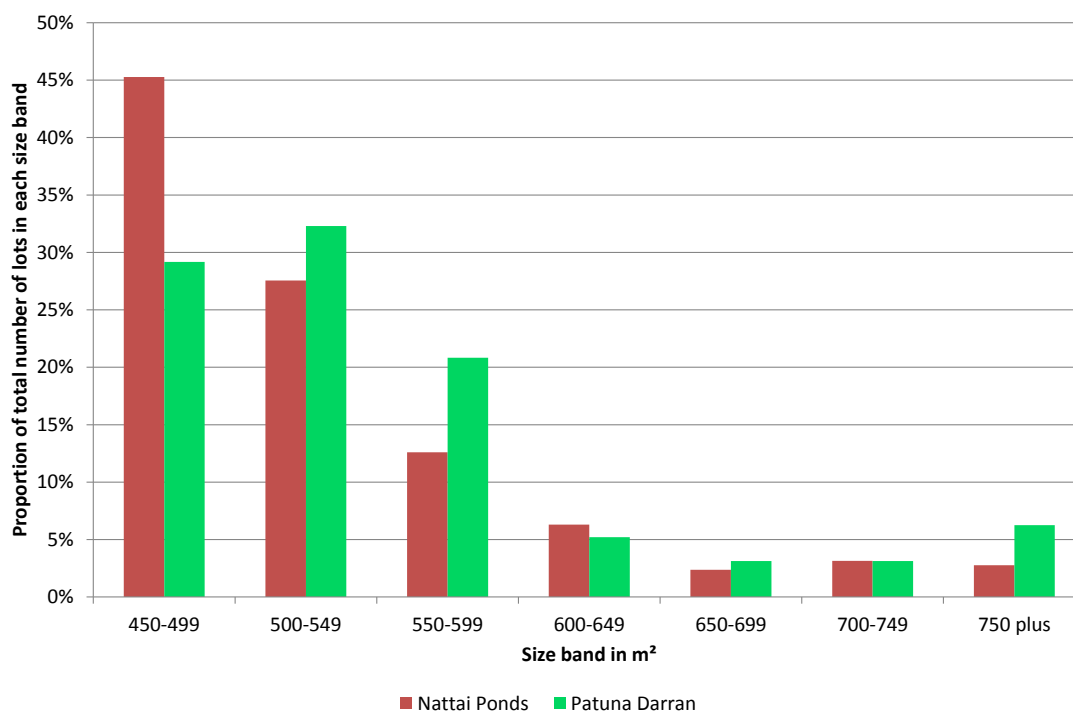


Table 4 – Lot size comparison between subject site and existing Nattai Ponds

The proposed subdivision plan provides a similar distribution of lot sizes, albeit with a significantly lower proportion of lots below 500m². The average lot size of Nattai Ponds is 526m² and the average lot size of the proposed subdivision plan is 560m².

The proposed lot size distribution is consistent with an existing development (Nattai Ponds) within the Wingecarribee Shire and provides a diverse range of lot sizes to encourage a wider choice of housing types for the community.

A further breakdown of lots is provided below for comparison with the adjoining Darraby site immediately to the north.

Lot Size m²	Number of Lots		Proportion of Lots	
	Darraby	Patuna/Darran	Darraby	Patuna/Darran
450-499	-	28	-	29%
500-599	59	51	19%	53%
600-699	100	8	33%	8%
700+	147	9	48%	9%
Total	306	96	100%	100%

Table 5 Lot size comparison between subject site and adjoining Darraby site (Source: Council report 11 March 2015)

In addition to a greater percentage of smaller lots being provided, the concept plan submitted (Attachment 1) locates larger lots strategically at the periphery of the site to reduce the impact of the residential development on the adjoining rural landscape.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

This question only applies to proposals that will result in 150+ residential lots, substantial urban renewal, infill development, or development that will result in additional demand on infrastructure, such as public transport, roads, utilities, waste, or essential services.

It is expected that various aspects of public infrastructure may need to be upgraded as the residential area is eventually released and developed. However, the Planning Proposal creates no addition impact as a review of public infrastructure has already been identified as being required under the existing minimum lot size allocation at the time of eventual release and development.

The subject site has an existing potential for 76 lots. The proposed concept subdivision plan will increase the number of lots to 96. There will therefore be a potential increase of 20 lots.

There is currently adequate infrastructure in place to accommodate 96 additional lots in respect of water, sewer, stormwater, roads and telecommunications. Nevertheless some infrastructure may require augmentation to adequately serve the development. This can be dealt with at the development application stage and would be at the cost of the ultimate developer of the land.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

This Planning Proposal was referred to Water NSW (WNSW) for PreGateway comments on 30 March 2015 as required by the Gateway process. WNSW acknowledge the increase in yield for the site from 76 to 96 lots and that it will be connected to the reticulated sewerage network via a connection under the Great Southern Railway.

Comments received from WNSW are as follows:

Section 117(2) Directions Sydney Drinking Water Catchment

Planning Proposals must be prepared in accordance with the principle that water quality in the Sydney drinking water catchment must be protected and that development must demonstrate a neutral or beneficial effect on water quality.

The Relevant Planning Authority (RPA) must ensure that planning proposals are consistent with the Drinking Water SEPP and give consideration to Strategic Land and Water Capability Assessment (SLWCA).

WNSW requires water quality to be protected and any future development application for subdivision or development of the site must satisfy the NorBE test.

Strategic Land and Water Capability Assessment (SLWCA)

The SLWCA mapping shows that there is a low risk to water quality from the residential development on the site.

WNSW identifies a low element of risk to water quality from the subject amendment.

Moss Vale Sewerage Treatment System

WNSW has no objection to any sewered development that has a low risk to water quality and can demonstrate that it is able to meet or exceed a NorBE assessment.

Water NSW requests Council confirm the capacity of the STS to accommodate additional flows. WNSW suggests this includes capacity at the treatment plant and reticulation infrastructure.

PART 4 – MAPPING

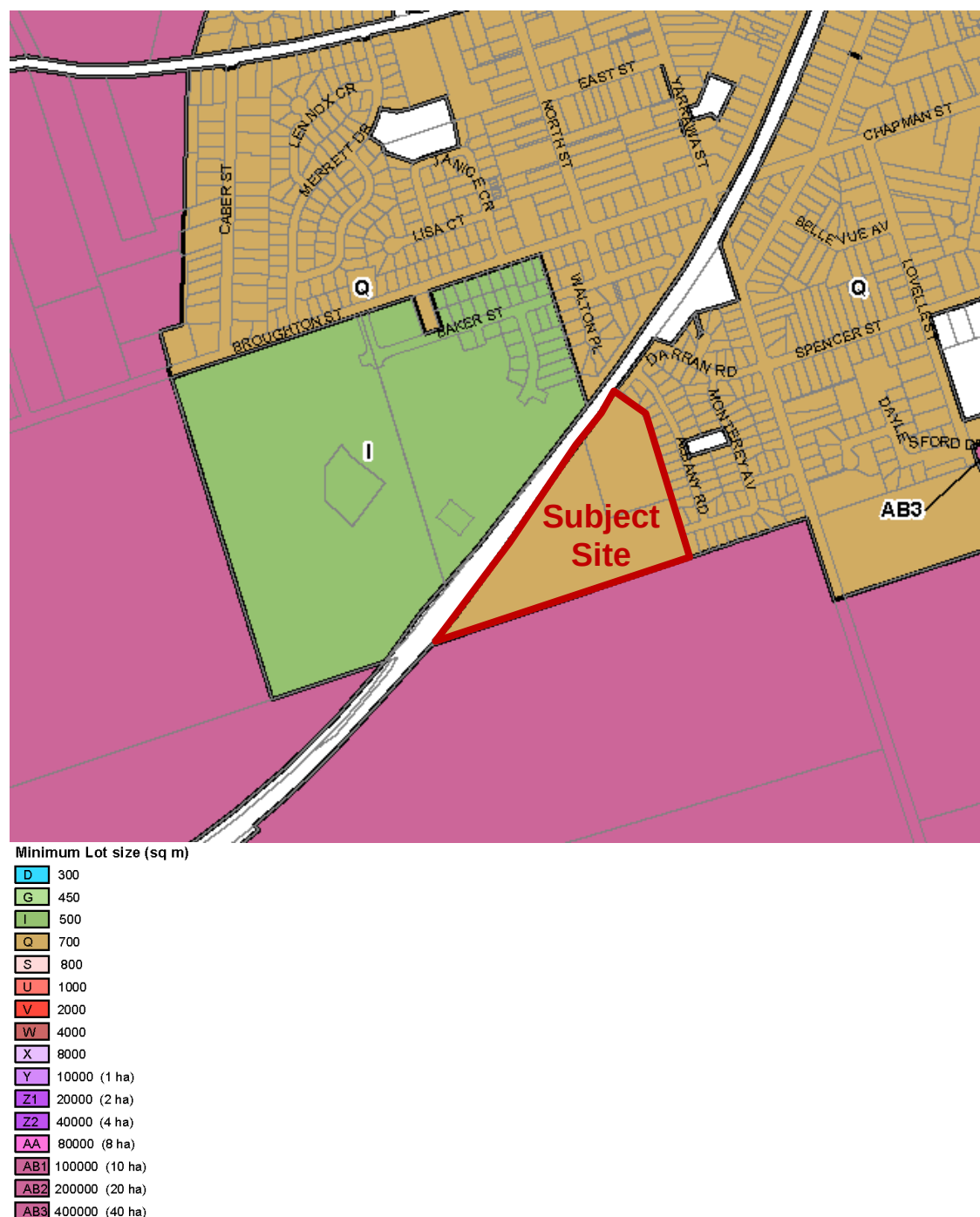
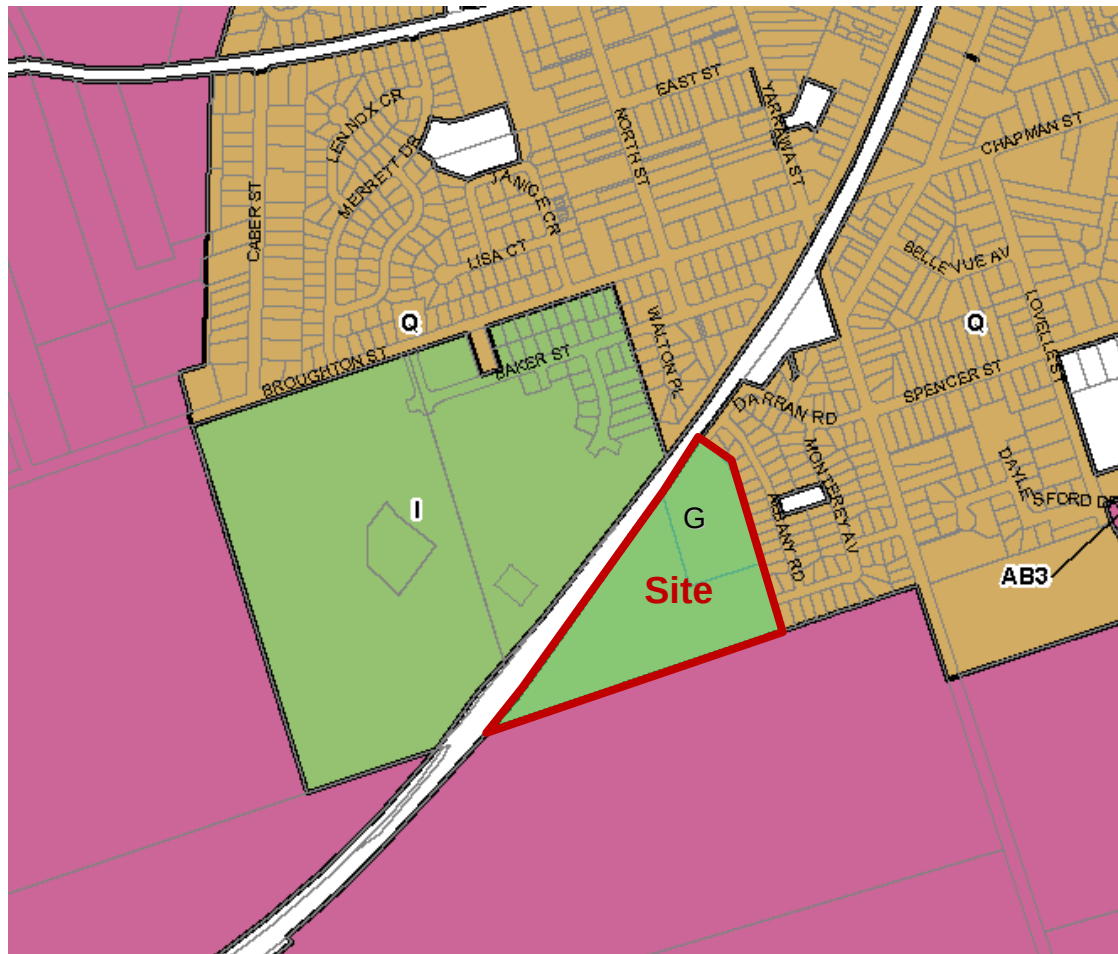


Figure 4 – Extract of current WLEP 2010 Lot Size Map dated 29 August 2014

The subject site is notated in red over the current map. The Planning Proposal seeks to amend the Minimum Lot Size map by reducing the minimum lot size from 'Q' = 700 sqm to 'G' = 450 sqm (see over).



Minimum Lot size (sq m)

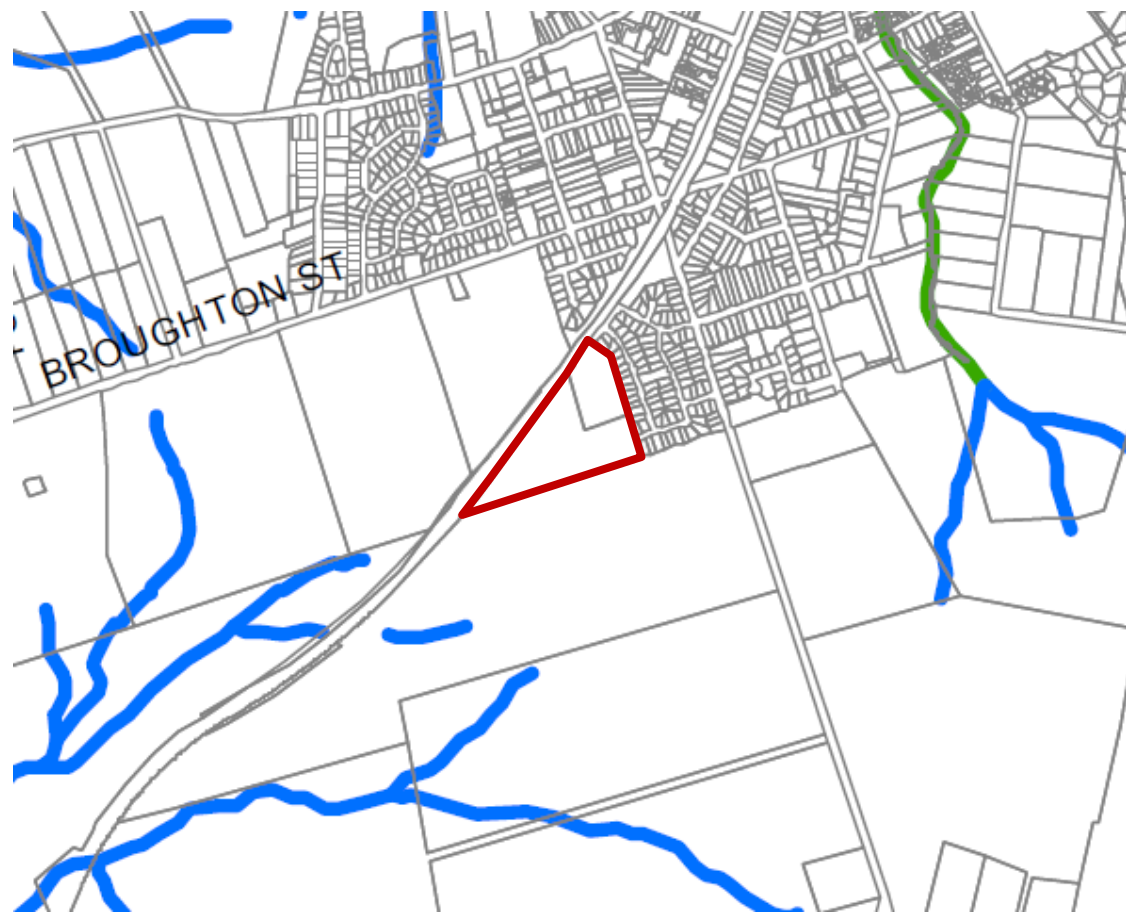
D	300
G	450
I	500
Q	700
S	800
U	1000
V	2000
W	4000
X	8000
Y	10000 (1 ha)
Z1	20000 (2 ha)
Z2	40000 (4 ha)
AA	80000 (8 ha)
AB1	100000 (10 ha)
AB2	200000 (20 ha)
AB3	400000 (40 ha)

Figure 5 – Extract of proposed WLEP 2010 Lot Size Map. Shading is not accurate.



Figure 6 – Extract of **current WLEP 2010** Urban Release Area Map dated 16 June 2010

No amendment is required to the WLEP Urban Release Area (URA) Map. This will maintain the requirement of the proposed amendment to comply with Clause 6.2 of the WLEP 2010.



Natural Resources Sensitivity Map - Sheet NRS_007

Riparian Land

- Category 1 - Environmental Corridor
(within 50 metres from the top of stream bank on each side)
- Category 2 - Aquatic & Terrestrial Habitat
(within 30 metres from the top of stream bank on each side)
- Category 3 - Bank Stability & Water Quality
(within 10 metres from the top of stream bank on each side)

 Natural Waterbodies

 Regional Wildlife Habitat Corridor

Figure 8 – Extract of Council's Natural Resource Sensitivity Map (and legend).

The blue are considered 'Intermittent drainage channels', the green contain, at a minimum low flow permanent water (usually interconnected ponds).

PART 5 – COMMUNITY CONSULTATION

The Planning Proposal will be exhibited in accordance with the requirements of the Gateway Determination.

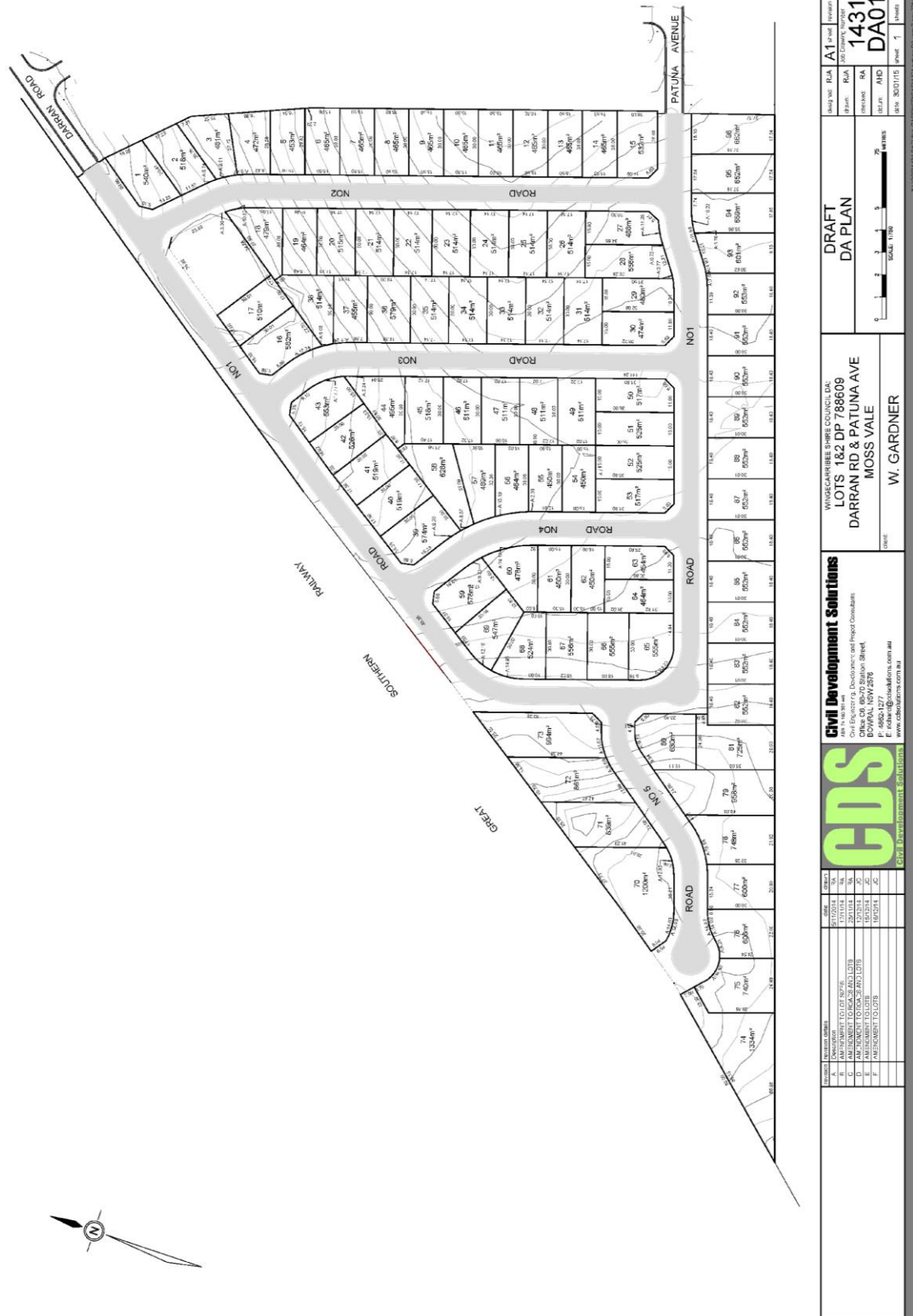
PART 6 – TIMELINE

It is anticipated that the Planning Proposal will progress in accordance with the following key timeline milestones.

MILESTONE	INDICATIVE DATE
PreGateway Agency referrals	April 2015
Gateway Determination	September 2015
Completion of technical studies if required	N/A
Revised/updated Planning Proposal (if required)	N/A
Government Agencies referral / Community Consultation	October 2015
Public hearing – if required	N/A
Report to Council on exhibition of Planning Proposal.	November 2015
Documents to DP&I & PCO.	December 2015
Approximate completion date	January 2016

ATTACHMENTS

Attachment 1 – Draft Subdivision Plan



Attachment 2 – Comments from Water New South Wales



PO Box 323, Penrith NSW 2751
Level 4, 2-6 Station Street
Penrith NSW 2750
1300 722 468
www.waterNSW.com.au
ABN 21 147 934 787

D2015/48869

General Manager
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Attention: Mr Bennett Kennedy

Dear Sir/Madam

Planning Proposal – to amend Wingecarribee Local Environment Plan to amend the Minimum Lot Size of Lots 1 & 2 DP 788609 Patuna Avenue Moss Vale

I refer to your letter of 30 March 2015 regarding the Planning Proposal to amend the *Wingecarribee Local Environmental Plan 2010* (LEP). The aim of the proposal is to facilitate diversity of lot sizes. This is to be achieved by reducing the minimum lot size from 750 m² to 450 m². Larger lots are to be retained around the perimeter as a transition between the urban development and the adjoining rural areas. On this basis, the change in lot yield will be an additional 20 lots (from 76 to 96 lots). The site is to connect to reticulated sewer network via the sewer pumping station adjacent to the Darraby Estate. This would require a sewer connection under the Great Southern Railway (subject to approval from the Australian Rail and Track Corporation (ARTC)).

WaterNSW has reviewed the proposal and based on the information provided and a desktop analysis, the following comments are provided.

Section 117(2) Direction 5.2 Sydney Drinking Water Catchment

The subject site is within the Sydney drinking water catchment, and Section 117(2) Direction 5.2 applies. Under Section 117(2) Direction 5.2, planning proposals are required to be prepared in accordance with the principle that water quality in the Sydney drinking water catchment must be protected, that development demonstrate a neutral or beneficial effect on water quality.

The s117(2) Direction includes requirements that the relevant planning authority must ensure that planning proposals are consistent with the Drinking Water SEPP and give consideration to the outcomes of the Strategic Land and Water Capability Assessment.

Strategic Land and Water Capability Assessment (SLWCA)

The Strategic Land and Water Capability Assessment (SLWCA) constraints mapping provides a broad scale assessment of the potential risk to water quality from development. Reference to other environmental and planning data is required to identify any other relevant considerations for a site as SLWCA provides information about potential impacts to water quality only.

The SLWCA mapping shows that there is a low risk to water quality from residential sewerage development on this site.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

Any future development of this land will need to comply with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (Drinking Water SEPP). This means that future development must have a neutral or beneficial effect (NorBE) on water quality.

This will include, but not be limited to, the potential impacts to water quality from any works to subdivide the land, including for roads, utility services, and to construct dwelling houses. Any development application will also need to demonstrate that post-development stormwater flows (from the increased impervious surfaces) can be appropriately managed on site and meet NorBE.

Moss Vale Sewage Treatment System

Water NSW notes that development of this site relies on a connection to the Moss Vale Sewage Treatment System (STS). Additional connections to STSs can result in deterioration of environmental performance if there is insufficient capacity. This is particularly the case where there are multiple new urban developments, insufficient capacity within the reticulation system and/or existing issues with stormwater inflow and rain infiltration. Any discharges from this sewage treatment system (including directed overflows from the reticulation system and bypasses of the treatment plant) flow to waterways within the Sydney drinking water catchment.

The planning proposal notes that comment will be sought from Council's Engineering staff in relation to connection to the reticulated sewer network. Water NSW requests that Council also seek confirmation of the capacity of the STS to accommodate additional flows. This includes capacity at the treatment plant and within the reticulation system that this development would connect to, including pumping stations and trunk sewers between the connection point and the sewage treatment plant.

Should you have any questions regarding the above, please contact Rachel Hannan, Senior Land Use Planner, on 4724 2278.

Yours faithfully



23/4/15

FRAN KELLY
Manager Planning and Assessments

Attachment 3 – Follow up comments from Water New South Wales (12 August 2015)

Hi Bennett

Further to our discussion regarding Water NSW's response dated 23 April 2015 to the planning proposal for Lots 1 and 2, DP 788609, Patuna Avenue, Moss Vale, the following clarifies WaterNSW's position regarding this proposal.

As stated in the WaterNSW response, the SLWCA outcomes show a low risk to water quality for sewer development only and as such WaterNSW does not object to the proposal.

WaterNSW did not additionally carry out a SLWCA assessment of the site as unsewered as it was not proposed as unsewered and would not be feasible anyway. Lot sizes as low as 450 m² would not have the capacity to deal with any form of on-site wastewater system and future unsewered development would therefore not be able to achieve a neutral or beneficial effect on water quality in accordance with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP). Under such circumstances WaterNSW would object to such a proposal at the planning stage. Generally WaterNSW does not support the development of unsewered sites below 4000 sqm as this is the minimum size considered sustainable for on-site wastewater management.

If in this instance connection to the sewer does turn out to not be possible, and a communal/package sewage treatment plant be proposed to cater for future dwellings on the site instead, the proposal would have to be assessed as a Part 4 development and would require WaterNSW's concurrence in accordance with the SEPP. A full water cycle management study, including assessment of the package treatment plant would be required as part of this process.

I hope this clarifies WaterNSW's position. If you have any questions regarding the above please contact me.

Regards

Fran Kelly
Manager Planning & Assessments/ Water Quality, Catchment Protection and People and Culture

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