



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: D2012/109497

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

Dear Ms Stannard,

Planning proposal for rezoning and reclassification of Lot 5 DP 1087928 Eridge Park, Bowral

Thank you for your letter dated 8 November 2012 seeking comment from the Sydney Catchment Authority (SCA) on a planning proposal to rezone Lot 5 DP1087928, Eridge Park, Burradoo, from RE1 Public Recreation to R2 Low Density Residential. The SCA has reviewed the proposal and provides the following comments on Eridge Park and the provisional consideration for development at the Wongabri site.

Eridge Park

It is understood that a seniors housing development, involving independent living units, a residential aged care facility and ancillary facilities such as a cafe, hairdresser, community hall, gymnasium, chapel, bowling and croquet lawns and a swimming pool/spa is proposed for the Eridge Park site. The provisional design plans for the site show that the proposed accommodation, commercial facilities, access, roads and parking across the site would result in a considerable percentage of the site becoming impervious compared to its current largely grassed state.

The SCA's strategic land and water capability assessment (SLWCA) for sewerred residential development shows a low to moderate risk to water quality across most of the site. The exception to this outcome is an area along the eastern boundary that shows a high risk to water quality due to the presence of an intermittent watercourse. The future subdivision layout and development on the site should avoid this area. Attached is the map showing the SLWCA outcomes for sewerred residential development for the site. It should be noted that SLWCA is broadscale and only indicates risk to water quality. Other planning and environmental constraints would also need to be considered and further studies and ground-truthing would be required to confirm the exact location of the watercourse channel and any other constraints that could pose a risk to water quality.

The planning proposal by JBA Planning states that utility services "are available in the locality and it is understood that connections to utilities to service the proposed seniors housing are feasible" (page 33). The SCA assumes that the availability of reticulated sewer to the site and the capacity for the Bowral STP to accommodate the extra load generated by the development, will be confirmed prior to this planning proposal progressing to the next

stage. If sewerage services were not available for the site, the risk to water quality from unsewered development at the scale proposed would be high to extreme and would make it difficult for future development to achieve a neutral or beneficial effect on water quality (NorBE) in accordance with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (Drinking Water SEPP).

Council will need to take into account the requirement for development in the drinking water catchment to have a neutral or beneficial effect on water quality when assessing the more detailed studies proposed to be completed for this proposal prior to public exhibition. Further information on NorBE can be found in the SCA publication *Neutral or Beneficial Effect on Water Quality Assessment Guidelines 2011* which is available on the SCA website: www.sca.nsw.gov.au. Council is also referred to the SCA publication *Developments in Sydney's Drinking Water Catchment – Water Quality Information Requirements*, which is also available on the SCA website.

Wongabri Site

The JBA Planning planning proposal provides a concept design for recreational facilities on the Wongabri site. Any future development on the site is required to have a neutral and beneficial effect on water quality in accordance with the Drinking Water SEPP. As the site is located next to the Wingecarribee River particular care will need to be taken to ensure any stormwater generated by the proposal does not enter the river or is treated to a quality that is the same or better than that currently entering the river.

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

Yours sincerely


Per **MALCOLM HUGHES** 26/11/12
Manager, Planning and Assessments

Attachment: SLWCA outcomes for the Eridge Park site



Risk to Water Quality

- Low
- Moderate
- High
- Extreme
- Eridge Park site

0 75 150 Metres

©Copyright 2012 Sydney Catchment Authority. All Rights Reserved.
Disclaimer

This map was prepared by the Sydney Catchment Authority. It is not intended to be used as a substitute for a professional survey or as a basis for any legal proceedings. The Sydney Catchment Authority does not accept any liability for any loss or damage arising from the use of this map.

Sydney Catchment Authority
PO Box 323
Parramatta NSW 2150
<http://www.sca.nsw.gov.au>



Map Properties
Created By: Fran Kelly
Date: 26/11/2012
Size: A3