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SCA Ref: D2014/4583
Your Ref: 5901/33

Susan Stannard
Co-ordinator Strategic Planning
Wingecarribee Shire Council
PO Box 141
Moss Vale, NSW 2577

Attn: Bennett Kennedy

Dear Ms Stannard

Planning proposal to rezone Lot 33 751286, Tugalong Road, Canyonleigh to SP1 Cemetery

Thank you for your letter dated 10 December 2013 inviting the Sydney Catchment Authority (SCA) to comment, under section 117 Direction 5.2, on the planning proposal for a natural burial ground on part of Lot 33, DP751286, Tugalong Road, Canyonleigh.

It is understood the proposal is to rezone 10.5 ha of the site from E3 Environmental Management to SP1 Cemetery, under the Wingecarribee LEP 2010, to enable this part of the lot to be used as a natural burial ground. It is also understood that works for the burial ground would be limited to an improved access road, car park and facilities block and there is no intent to provide facilities for memorial services. The SCA has reviewed the proposal and provides the following comment:

SWLCA outcomes

The area proposed for the natural burial ground shows a moderate risk to water quality in the SCA's strategic land and water capability assessments (SLWCA) outcomes. There is no land use equivalent to natural burial grounds or cemeteries in the SLWCA constraints mapping, but a moderate risk to water quality, and therefore a high land use capability, consistently shows for a wide variety of different land uses. These include for example unsewered residential development, retail and commercial development and extensive agriculture. It can be construed from the outcomes with these other uses that the land would have a high capability for the proposed use and only pose a moderate risk to water quality. For your information, attached is a SLWCA map of the area showing the outcomes for unsewered residential development to indicate the areas and levels of risk over the lot.

It should be noted that the SLWCA outcomes are broadscale and only relate to impact on water quality. They do not include other planning and environmental constraints and are not capable of picking up more detailed constraints that may exist on the site, which would need to be considered at the development stage.

In view of the high capability of the site for such a use, the SCA has no objection to the proposed rezoning to enable the burial ground to proceed. The SCA supports Council's preferred option to rezone 10.5 ha of the subject lot to SP1 Cemetery, while leave the remainder zoned E3.

Neutral or Beneficial Effect on Water Quality Requirements

As the subject site is in the Sydney drinking water catchment, consent cannot be granted for development unless the proposal has a neutral or beneficial effect on water quality. The SLWCA outcomes indicate that this is achievable but the proposed development will still need to be assessed to show this is the case. The proposed use as a cemetery would require concurrence from the SCA as it falls into Module 5 (other development). The SCA's Neutral or Beneficial Effect on Water Quality (NorBE) guidelines provide detail on the assessment/documentation requirements for such development and Council is directed to the Guidelines which are available on the SCA website:
<http://www.sca.nsw.gov.au/catchment/development/norbe>.

Key issues that will need to be considered for the proposed burial ground include suitable distance from drainage lines/watercourses that run either side of the subject area, adequacy of soil depth and avoidance of boggy or swampy ground.

If you have any queries on the above please contact Senior Land Use Planner, Fran Kelly, on 4724 2223 or fran.kelly@sca.nsw.gov.au.

Yours sincerely

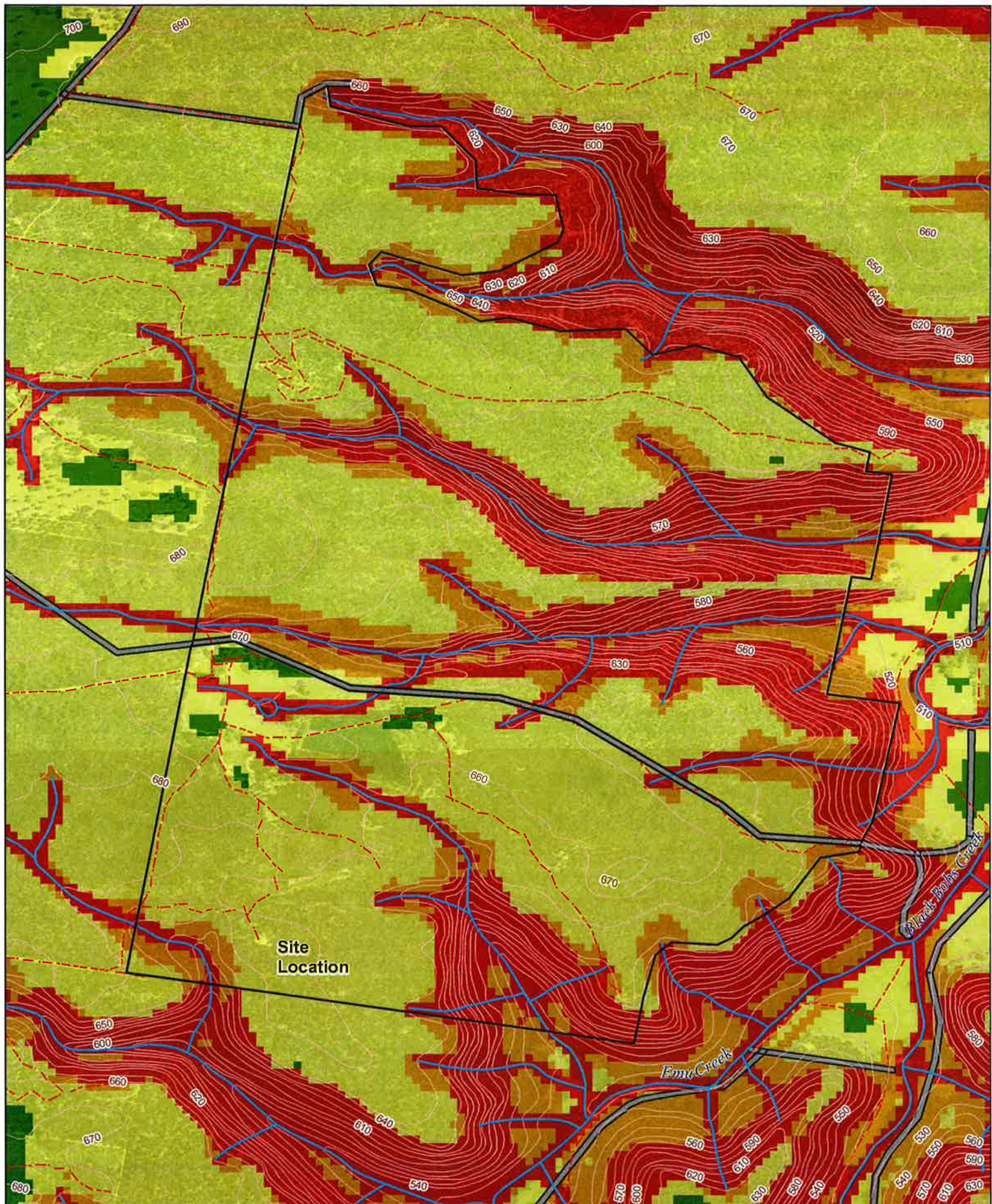


RAVI SUNDARAM

A/Manager Planning and Assessments

17/1/2014

Attachment: SLWCA outcomes for Tugalong Road, Canyonleigh.



SLWCA: natural burial site, Canyonleigh

Risk to Water Quality

- Low
- Moderate
- High
- Extreme



0 0.25 0.5 1
Kilometres

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