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Ref: D2012/109675

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

Dear Ms Stannard,

Planning proposal to amend the SP3 Tourist zone and to rezone certain sites to SP3 Tourist

Thank you for your letter dated 9 November 2012 seeking comment from the Sydney Catchment Authority (SCA) on a planning proposal to amend the SP3 Tourist zone and to rezone certain sites to SP3 Tourist under the Wingecarribee Local Environmental Plan 2010 (WLEP 2010). The SCA has reviewed the proposal and provides the following comments:

Amendment of the SP3 Tourist Zone

It is understood the amendment to the SP3 Tourist Zone is intended to prevent land zoned for tourism purposes from being subdivided and developed for residential purposes, which is currently possible under WLEP 2010. The SCA supports the proposal to amend the SP3 Tourist Zone as proposed.

Rezoning of certain sites to SP3 Tourist

The SCA has no objections to the proposal to rezone the Southern Highland Wines, Sutton Forest Estate Wines and Zen Oasis Restaurant properties to SP3 Tourist to permit function centres and tourist and visitor accommodation on the sites.

Council's planning proposal notes that all three sites cover an area of at least 20 hectares and have access to adequate water and sewer infrastructure. It is not clear whether the sewer infrastructure refers to reticulated sewer or on-site systems. The SCA's strategic land and water capability assessments (SLWCA) have therefore been done for both sewered and unsewered (residential) development to give an indication of the development capability of each site and the areas future development may need to avoid.

SLWCA outcomes for sewered development shows that each site is highly capable of such development, showing a low to moderate risk to water quality. For unsewered development there are some limited areas in which such development could pose a high to extreme risk to water quality. The SCA considers, however, that there are sufficient areas on each site to accommodate the tourist development proposed without posing a risk to water quality.

It should be noted that SLWCA only shows risk to water quality. It does not indicate other planning or environmental constraints and as the mapping is broadscale, more detailed site studies and ground-truthing would be required to gain a better understanding of site capability.

Development within the drinking water catchment is required to have a neutral or beneficial effect (NorBE) on water quality in accordance with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011. Council will need to ensure that any future development is able to achieve a NorBE outcome. Further information on NorBE is provided in the SCA publications *Neutral or Beneficial Effect on Water Quality Assessment Guideline 2011* and *Developments in Sydney's Drinking Water Catchment: Water Quality Information Requirements*. These are available on the SCA website: www.sca.nsw.gov.au.

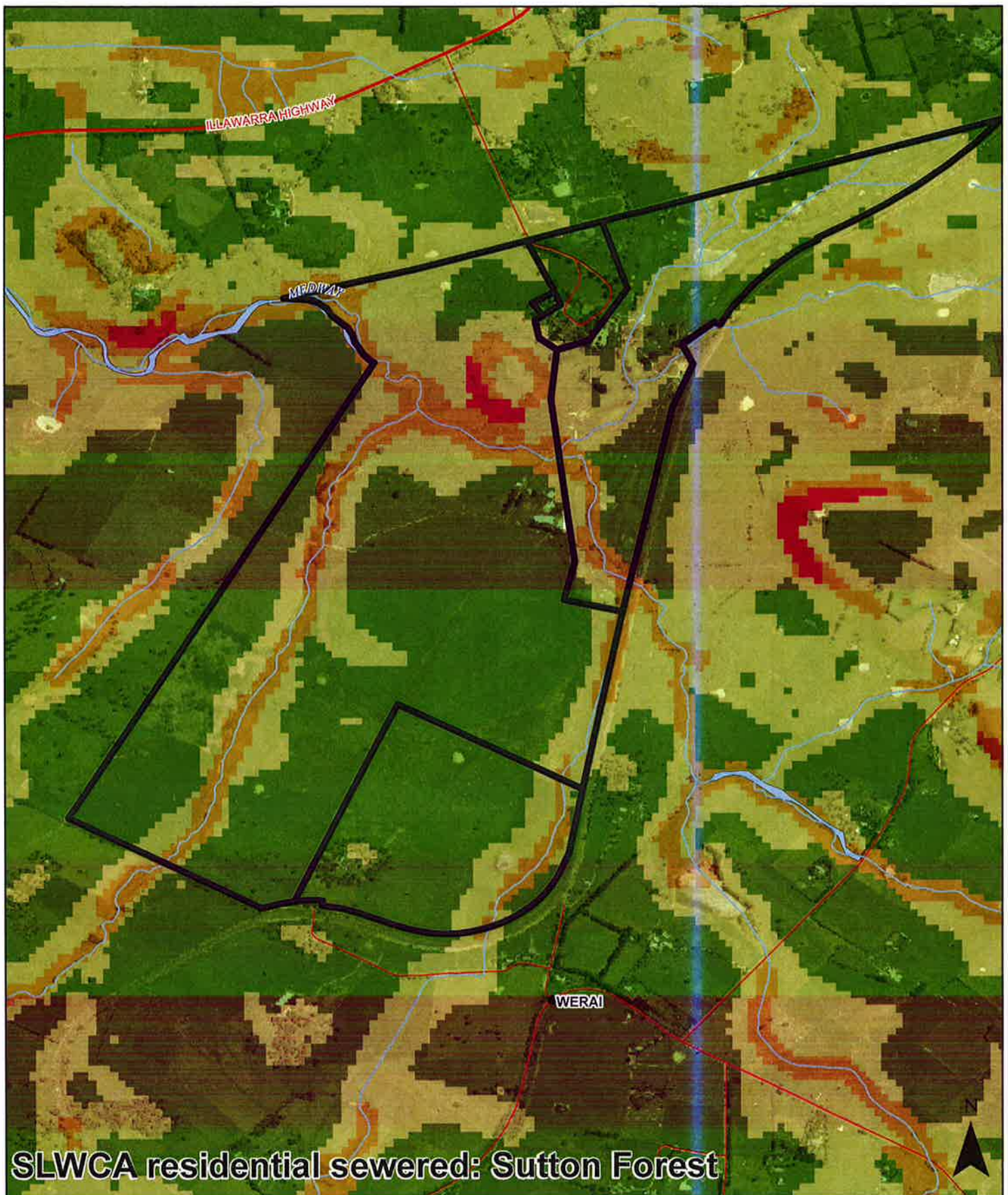
If you have any queries regarding the above please contact Senior Land Use Planner Fran Kelly on 4724 2223.

Yours sincerely

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

Attachments:

1. Sutton Forest Sewered
2. Sutton Forest Unsewered
3. Southern Highlands Wine Sewered
4. Southern Highlands Wine Unsewered
5. Zen Oasis Restaurant Sewered
6. Zen Oasis Restaurant Unsewered



Risk to Water Quality

- Low
- Moderate
- High
- Extreme
- Sutton Forest site

0 250 500 Metres

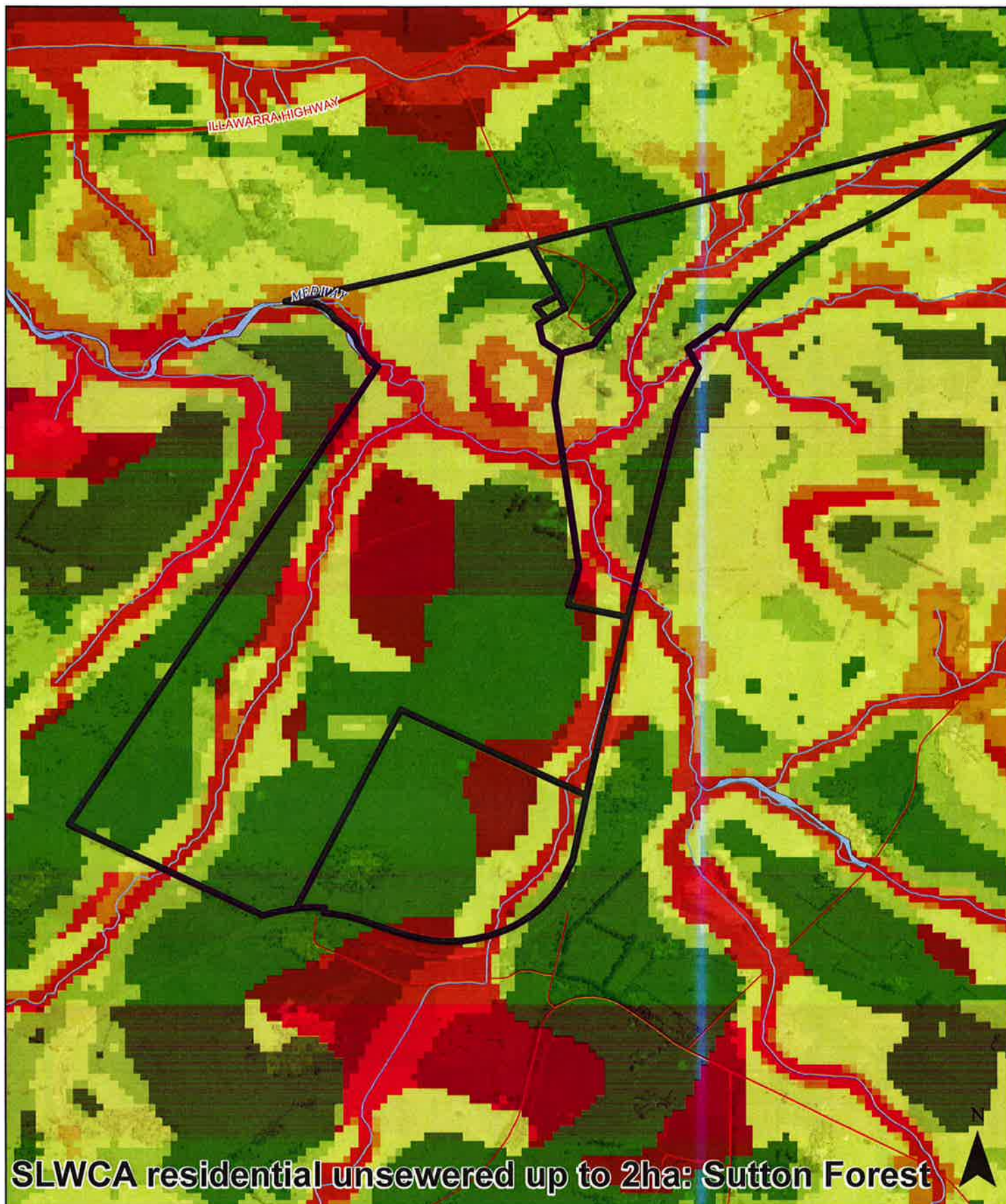
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Risk to Water Quality

- Low
- Moderate
- High
- Extreme
- Sutton Forest site

0 250 500 Metres

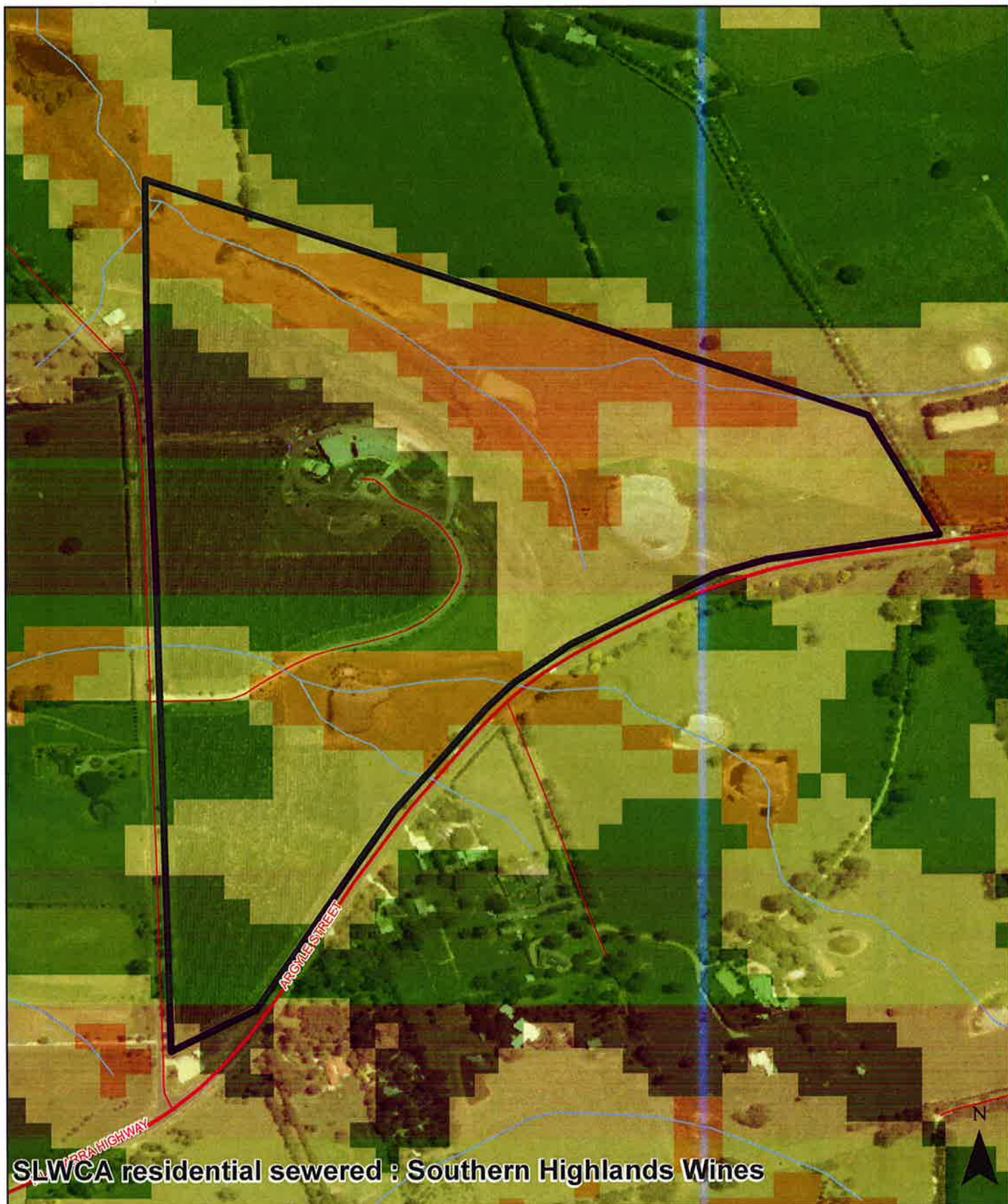
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Risk to Water Quality

- Low
- Moderate
- High
- Extreme
- Southern Highlands Wines

0 100 200 Metres

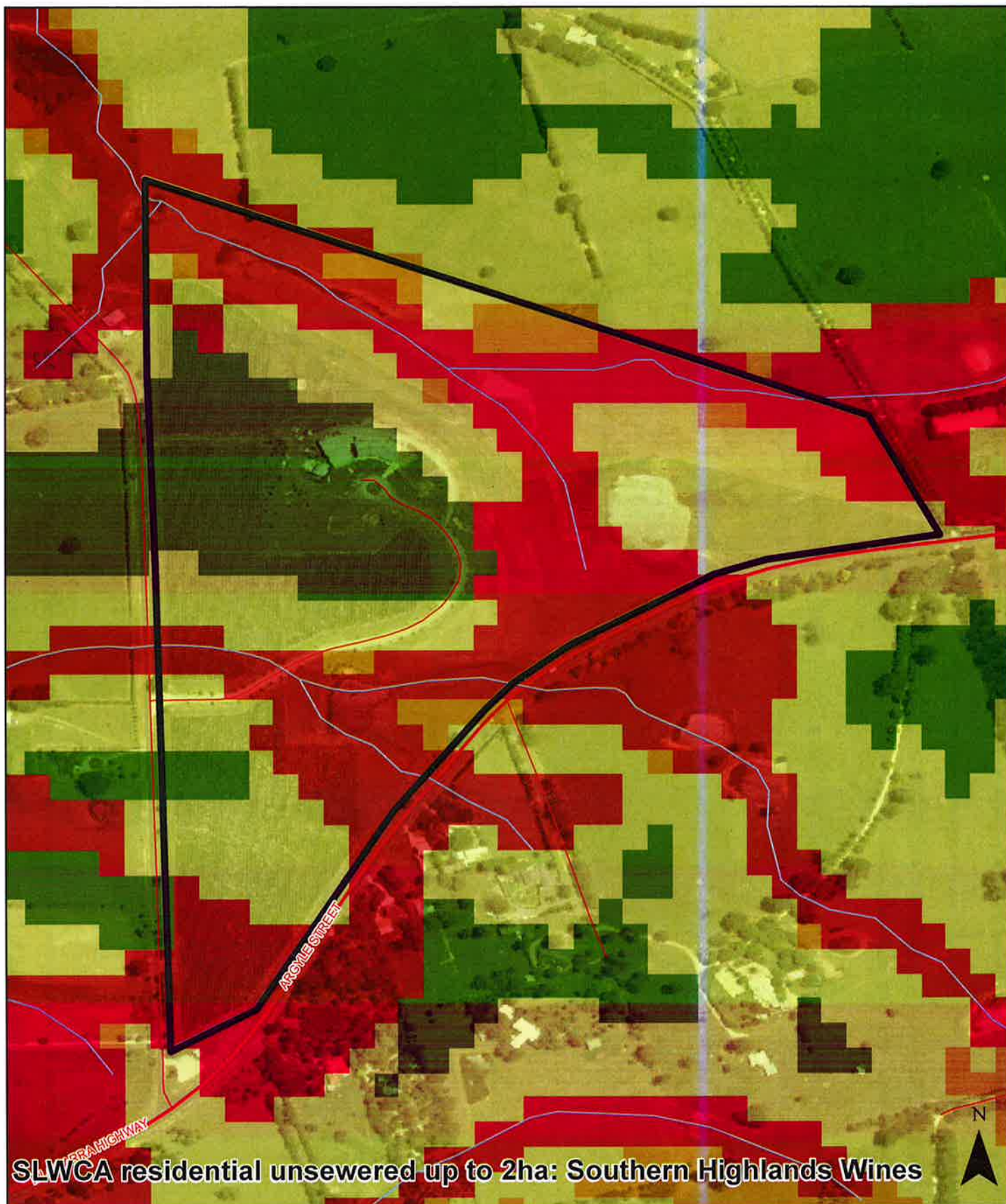
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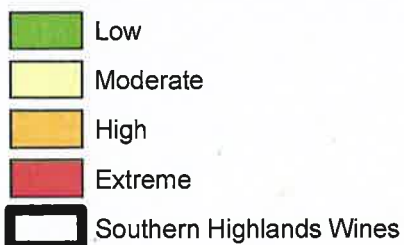
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Risk to Water Quality



0 100 200 Metres



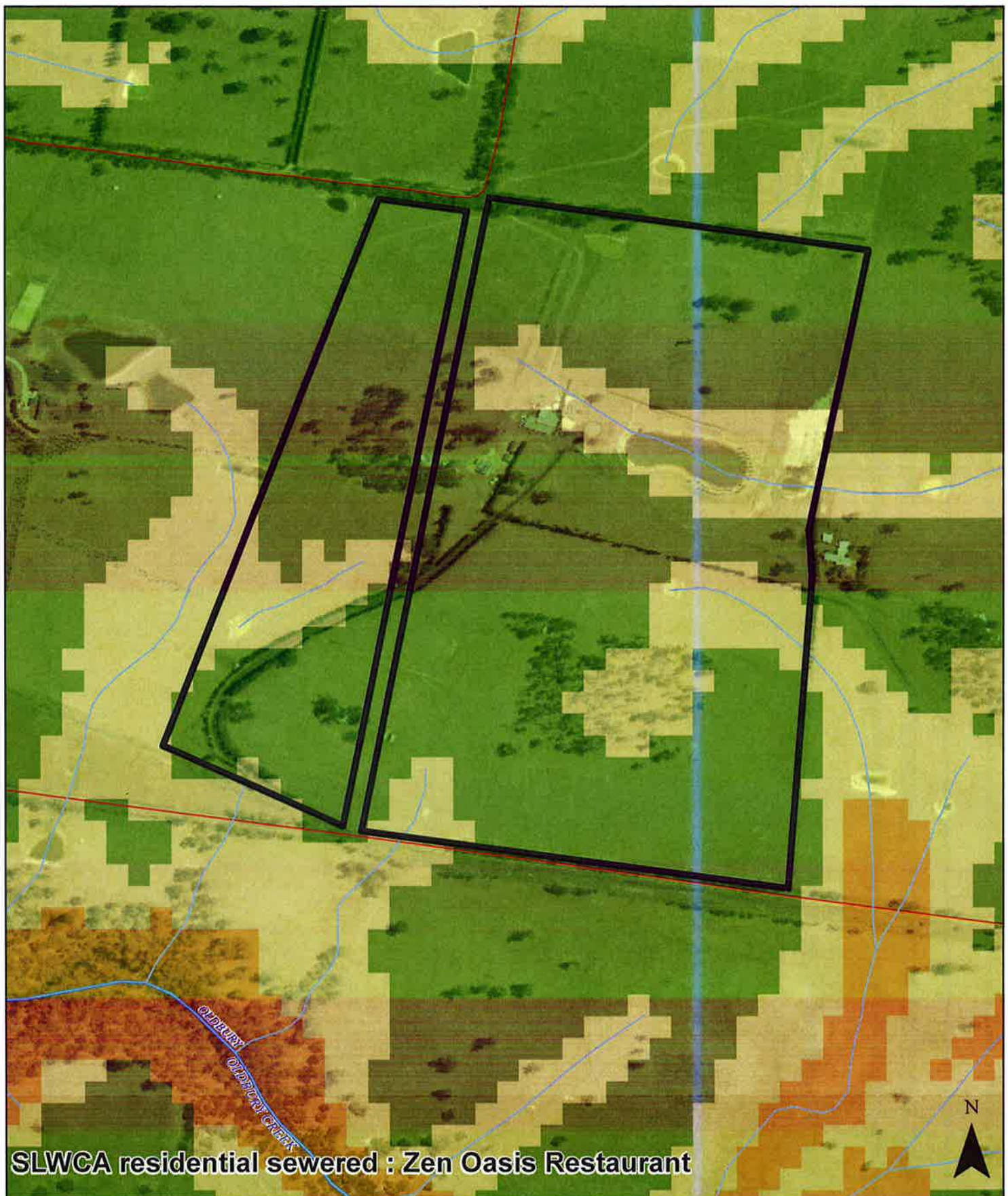
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Risk to Water Quality

- Low
- Moderate
- High
- Extreme
- Zen Oasis Restaurant

0 125 250 Metres

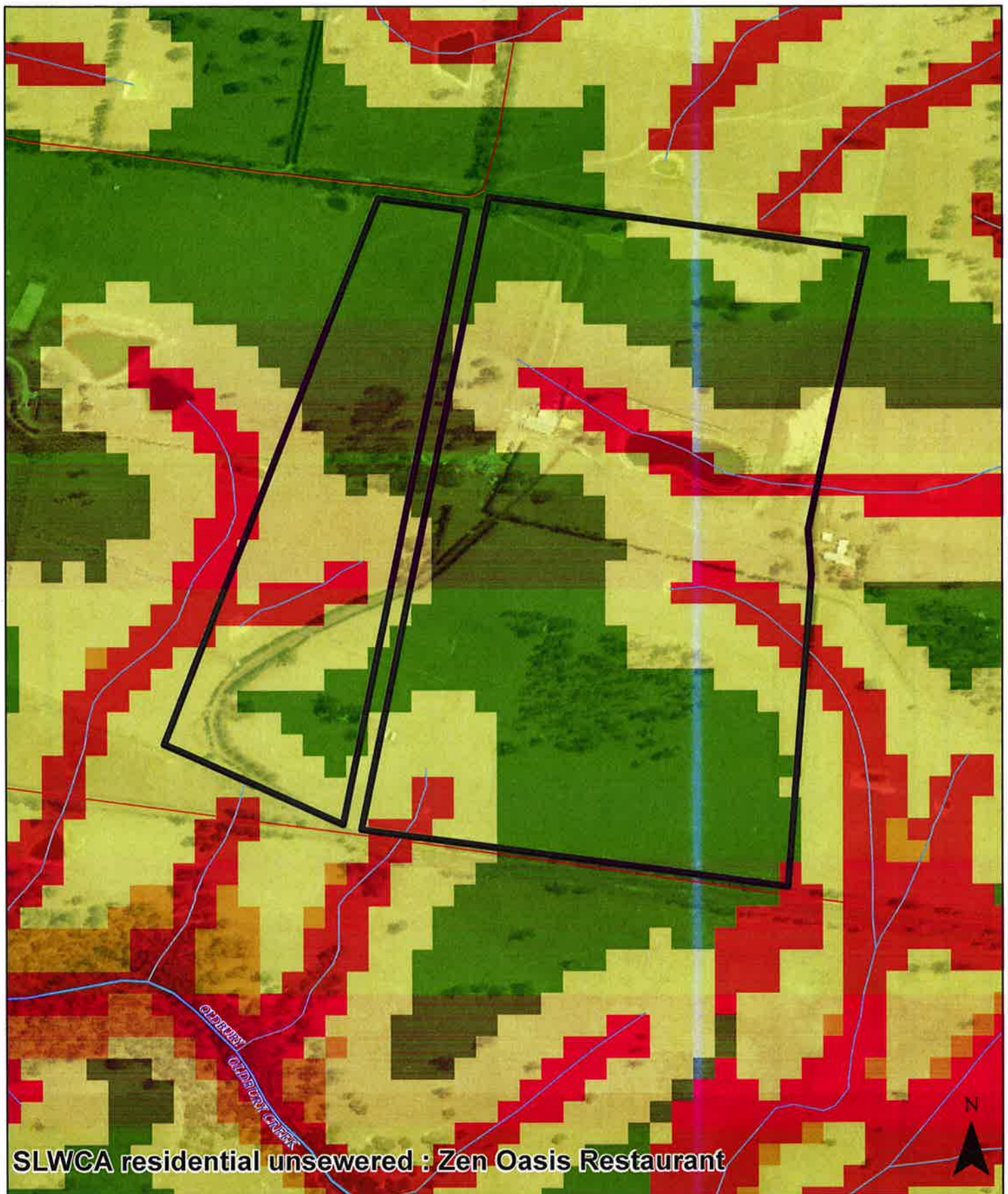
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Risk to Water Quality



0 125 250 Metres



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