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Ref: D2014/100326

Mr David Matthews
Co-ordinator Strategic Planning
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Attn: Bennett Kennedy

Dear Mr Matthews,

RE: Planning Proposal to amend the minimum lot size and reclassify properties in Retford Road Bowral.

Thank you referring the Planning Proposal for two sites at Retford Rd, Bowral to the Sydney Catchment Authority (SCA) for consideration prior to a gateway determination.

It is understood that the Planning Proposal involves:

1. Rezoning Part Lot 1 DP 1105017 (ie southern section) and Lot 4 DP 550680 from RE1 Public Recreation zone to R2 Low Density Residential and a revision to the Minimum Lot Size (MLS) from no MLS (under the RE1 Public Recreation zoning) to 700 sqm;
2. Reclassification of Lot 3 and Lot 4 DP 550680 from Community to Operational land.

It is understood that the rezoning and lot size variation to Part Lot 1 DP 1105017 is to regularise an anomaly of the zoning that was carried through to the *Wingecarribee Local Environmental Plan 2010* and as a corollary to an approved development. The intention of these amendments is to enable a further Development Application to be submitted to Council facilitating the future use of the land for purposes associated with an existing aged care facility on the land. The rezoning of Lot 4 DP 550680 and reclassification of Lot 3 and Lot 4 DP 550680 is to enable the sale of the land to the owner of Site 1 for access for the redevelopment of Lot 1 DP 1105017.

The SCA considers that it would be worth identifying in the Planning Proposal that both Sites 1 and 2 are largely characterised by hardstand and impervious surfaces despite the current RE1 Public Recreation Zoning.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The Planning Proposal refers to the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and s 117 Direction 5.2 Sydney Drinking Water Catchments (p14). The Planning Proposal notes that it is consistent with the SEPP (Drinking Water Catchment)

2011 because development has already been approved on the subject site and any future development will be required to demonstrate a Neutral or Beneficial Effect (NorBE) on Water Quality.

Sewerage management

It is the SCA's understanding that the site has access to reticulated sewerage and that consent for any development would be conditional on connection to the sewer. Application of the SLWCA reveals that provided the site is sewered, there is a low risk to water quality from the development (see attached map). However, it should be noted that the SLWCA constraints mapping is broadscale and further investigation would be required at the DA stage.

It should be noted in the planning proposal that provided the site is sewered SLWCA outcomes show there will be a low risk to water quality from the proposal.

Stormwater management

It appears that drainage may present some constraints to future development in that a drainage easement may be needed near the common boundary to assist the drainage of Stephen's Park. It is also noted that a previous development application (LUA04/1238) required drainage works to be undertaken on the subject land (see page 17 of the Planning Proposal). Resolution of these drainage issues will need to be dealt with at the development application stage and in the consideration of any NorBE on water quality.

The SCA website gives more information on water quality requirements for development in the drinking water catchment (www.sca.nsw.gov.au (under Catchments)).

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

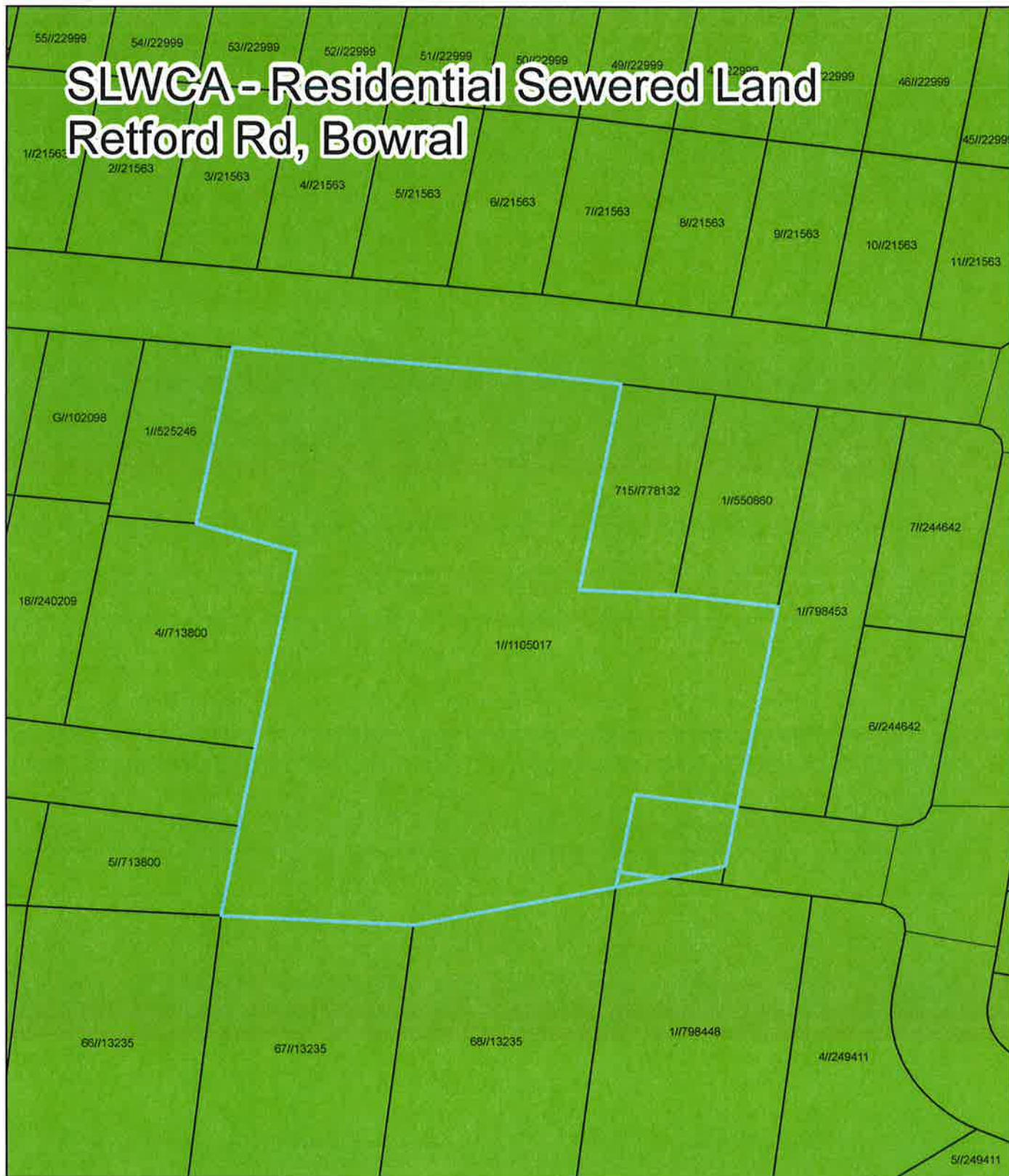
Yours sincerely



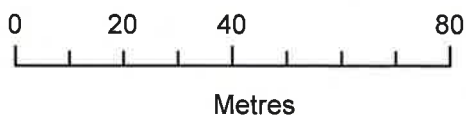
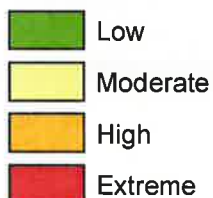
16/10/14

FRAN KELLY
Manager Planning and Assessments

SLWCA - Residential Sewered Land Retford Rd, Bowral



Water Quality Risk



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