

D2016/94751

Bennett Kennedy  
Strategic Land Use Planner  
Wingecarribee Shire Council  
PO Box 141  
Moss Vale NSW 2577

Dear Mr Kennedy

**Draft Planning Proposal to amend Wingecarribee LEP 2010 to rezone the subject site, apply a Minimum Lot Size and Reclassify Part of Lot 2 DP 775152, Innes Road Moss Vale**

I refer to your letter of 11 August 2016 regarding the Planning Proposal to amend the *Wingecarribee Local Environmental Plan 2010* (LEP). The aim of the proposal is to rezone land from RE1 Public Recreation to B4 Mixed Use, and apply a minimum lot size to facilitate the exchange of land with the adjoining properties.

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

The subject site is within the Sydney drinking water catchment, and as identified in the planning proposal, Section 117(2) Direction 5.2 Sydney Drinking Water Catchment applies. This Direction requires relevant planning authorities to consider the outcomes of the Strategic Land and Water Capability Assessment (SLWCA) when assessing a planning proposal. The constraints mapping provides a broad scale assessment of the potential risk to water quality from development.

WaterNSW notes the SLWCA mapping identifies the risk from sewer development is Low for the majority of the subject site (the Northern Part of Lot 2 DP 775152) except for that part of the rear of Lot 1318 DP 1065670 that adjoins Whites Creek, where the risk is High.

Otherwise, WaterNSW raises no objections to the proposed amendment to the Council's LEP, noting that the requirement for all subsequent development to have a neutral or beneficial effect on water quality has been identified in the planning proposal.

Should you have any questions regarding the above, please contact Alison Kniha, Environmental Policy and Planning Manager, on 4724 2451 or at [alison.kniha@watarnsw.com.au](mailto:alison.kniha@watarnsw.com.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read "Malcolm Hughes".

**MALCOLM HUGHES**  
Manager Environment and Planning

19/02/16