

12 July 2021

Contact: *Stuart Little*  
Telephone: *0436 948 347*  
Our ref: *D2021/78614*

Susan Stannard  
Senior Strategic Land Use Planner  
Wingecarribee Shire Council  
PO Box 141  
MOSS VALE NSW 2577

Dear Ms Stannard,

**Re: PP-2021-3571: Planning Proposal to amend Wingecarribee LEP 2010**

I refer to your letter of 24 June 2021 and information provided on 8 July 2021 concerning a Planning Proposal to rezone the Welby Garden Centre site from R2 Low Density Residential to B5 Business Development, amend development standards and remove the site from Schedule 1 – additional permitted uses. The intended outcome is to enable the ongoing operation and potential growth of the Welby Garden Centre plant nursery.

WaterNSW has no objection to the Planning Proposal, which involves removing local clause 28 from Schedule 1 of the Wingecarribee LEP and amending various maps to remove the R2 zone and apply the B5 zoning, remove the 700 m<sup>2</sup> minimum lot size restriction, apply a 8 m maximum building height threshold, apply a FSR of 0.9 to the site, and remove Item 28.

WaterNSW agrees that the Proposal responds to, and is consistent with, the Sydney Drinking Water Catchment SEPP. The Proposal may benefit by noting any future development of the site will need to have a neutral or beneficial effect on water quality as required by the SEPP and incorporate WaterNSW's current recommended practices (CRPs). The 2010 Nursery Industry Water Management Best Practice Guidelines are relevant in this regard.

The Proposal responds to Direction 5.2 Sydney Drinking Water Catchment noting that the objective of the Direction is to protect water quality in the Catchment and that the information will be updated following referral to Water NSW. The Proposal would benefit by identifying the relevant requirements of the Direction. This includes for the relevant planning authority to ensure that the proposal is consistent with the SEPP and to consider the outcomes of the Strategic Land and Water Capability Assessment (SLWCA).

While current use of the site is to remain, given the proposed change in zoning, WaterNSW has produced a SLWCA for Retail and Commercial uses of the site as allowed by the rezoning (Attachment 1). The SLWCA reveals that the water quality risk varies from LOW to MODERATE indicating that the land has HIGH to MODERATE capability for the uses allowed by the rezoning.

Should you have any questions on the above matters, please contact Stuart Little ([stuart.little@waternsw.com.au](mailto:stuart.little@waternsw.com.au)).

Yours sincerely

A handwritten signature in black ink, appearing to read "AK", with a long horizontal flourish extending to the right.

**ALISON KNIHA**  
**Catchment Protection Planning Manager**

**Attachment 1**



**Map 1:** Welby Garden Centre – SLWCA for Retail and Commercial Uses.