

24 July 2024

Contact: Stuart Little  
Telephone: 0436 948 347  
Our ref: D2024/58051

Ms Isabella Friscic  
Cadet Strategic Planner  
Wingecarribee Shire Council  
PO Box 141  
MOSS VALE NSW 2577

## **Planning Proposal for the Creation of Additional Permitted Uses 1 Bowman Road Moss Vale**

Dear Ms Friscic,

I refer to Council's letter of 26 June 2024 regarding the above-mentioned Planning Proposal for our comment. We understand that the subject land (Lot 2 DP 1249526) is owned by Wingecarribee Shire Council and is zoned E4 General Industrial under the Wingecarribee Local Environmental Plan 2010 (LEP).

The Proposal would facilitate the permissibility of a new 'business premises' use for the site by amending Schedule 1 of the LEP. This presents a very minor change to the LEP in an area already allocated for more intensive general industrial purposes.

WaterNSW has no objection to the Proposal. We consider there to be very minor if any impacts to water quality. Any development associated with new 'business premises' uses would be required to have a neutral or beneficial effect (NorBE) on water quality in accordance with section 6.61 of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

The Proposal identifies that it is consistent with Direction 3.3 Sydney Drinking Water Catchment. For completeness, the relevant Strategic Land and Water Capability Assessment (SLWCA) for Retail/Commercial uses is provided in Attachment 1. The SLWCA reveals that the water quality risk for the site varies from LOW to MODERATE. Areas of LOW risk have a HIGH capability for the intended use whereas areas of MODERATE risk have a MODERATE capability.

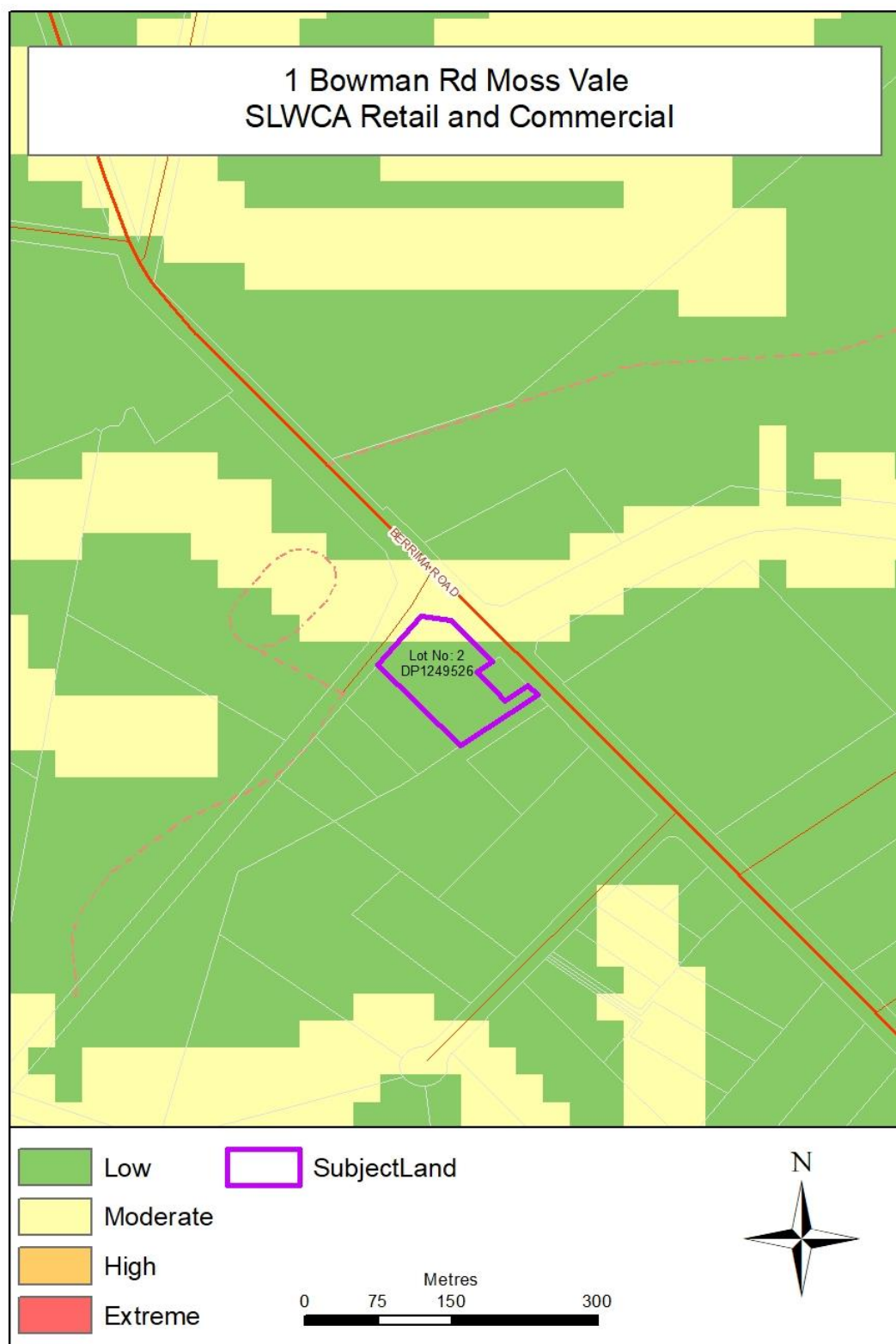
If you have any questions regarding this letter, please contact Stuart Little at [stuart.little@waternsw.com.au](mailto:stuart.little@waternsw.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Alison Kniha", with a stylized flourish extending to the right.

**ALISON KNIHA**  
**Environmental Planning Assessments & Approvals Manager**

## ATTACHMENT 1 – MAP



**Map 1.** Strategic Land and Water Capability Assessment (SLCA) for Retail/ Commercial Uses for 1 Bowman Road Moss Vale.