



**D6.41**

# **WATER SUPPLY CATCHMENT AREA DEVELOPMENT POLICY**



## **D6.41 WATER SUPPLY CATCHMENT AREA DEVELOPMENT POLICY**

### ENVIRONMENT AND PLANNING - DEVELOPMENT

#### **POLICY OBJECTIVES**

This policy is designed for the guidance of the developer. It sets out the types of land uses which Council considers may be incompatible with the Mangrove Dam, Mangrove Weir, Mooney Dam and Ourimbah Creek water supply catchment areas and identifies the detailed information Council requires to be submitted to assess the impact of any proposed development within these catchments.

#### **INTRODUCTION**

##### **1 Introduction**

###### **1.1 Land to which this Policy applies:**

This Policy applies to land within the Mangrove Dam, Mangrove Weir, Mooney Dam and Ourimbah Creek Water Supply Catchment areas as shown on the map attached to this Policy.

###### **1.2 Relationship to Environmental Planning Instruments**

This Policy applies to development of land under the provisions of:

- i Gosford Interim Development Order No 122
- ii Various Interim Development Orders and Local Environmental Plans applicable to land within the City of Gosford Water Catchment area; as amended.

##### **2 Objectives**

The objectives of this Policy are to ensure land use and development within Water Supply Catchment Areas are of a standard that have zero impact on the quality of the Central Coast Water Supply.

##### **3 Application of Policy**

The following land uses and development will be required to provide detailed information to substantiate zero impact on the quality of the Central Coast Water Supply.

Boarding Houses  
Bulk Storage of toxic materials and inflammable liquids  
Camping Grounds  
Car Repair Stations  
Caravan Parks  
Child Care Centres  
Clubs  
Commercial Premises

Composting and related facilities  
Educational Establishments  
Extractive Industries  
Golf Courses  
Holiday Cabins  
Hospitals  
Hotels  
Industries  
Lawn Cemeteries  
Mines  
Motels  
Pig Breeding  
Plant Nurseries  
Poultry farming establishments  
Professional Consulting Rooms  
Reception Establishments  
Recreation Establishments  
Recreation Facilities  
Riding Schools  
Rural Industries using chemical or biological products  
Service Stations  
Shops  
Stock and Sale Yards  
Stock Homes  
Waste Management Facility or Works

## PROCEDURE

The Procedure (attached), being an administrative process, may be altered as necessary by the General Manager.

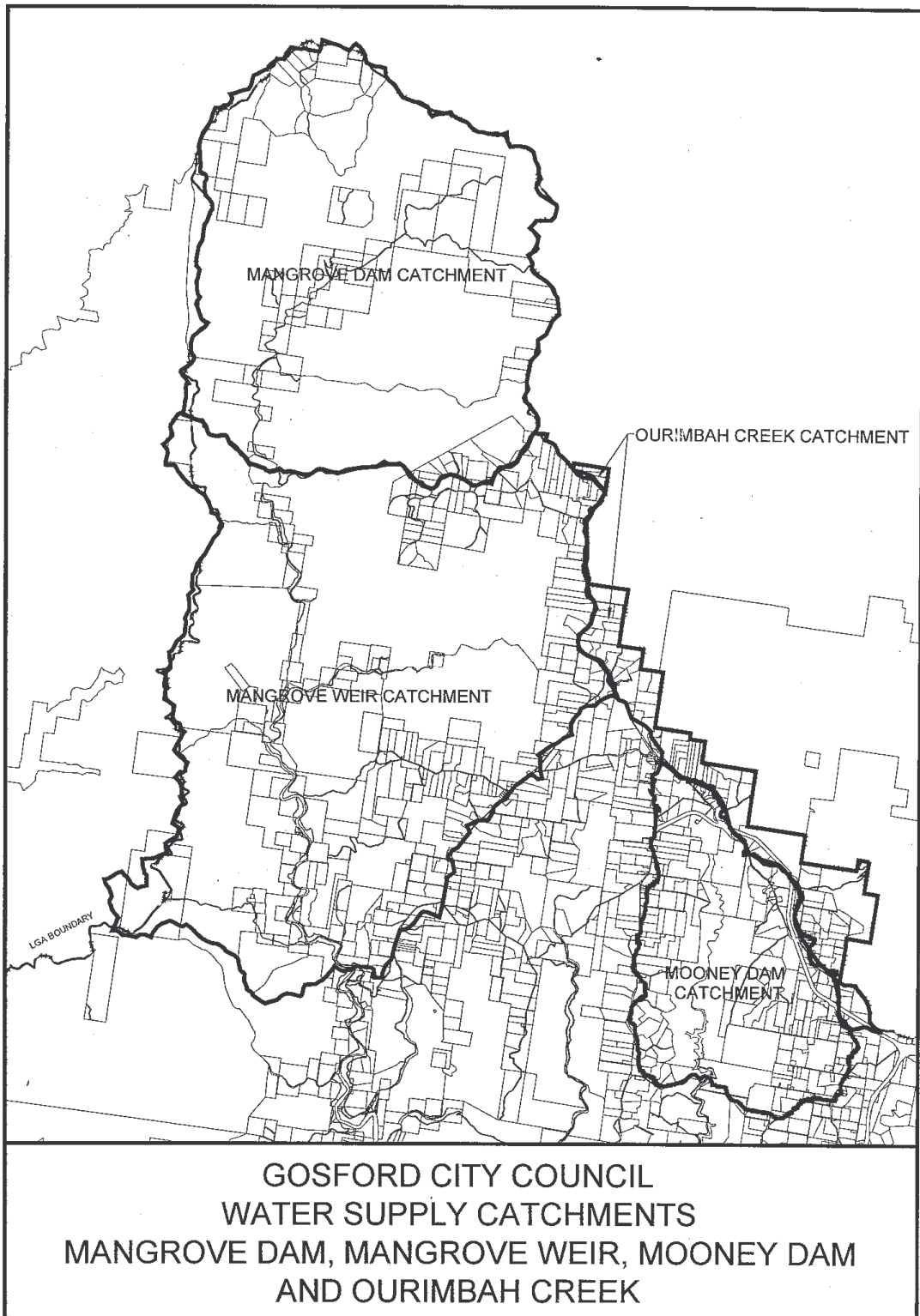
(Minute No 144/1998 - 4 August 1998)

(Minute No 239/2000 – 24 October 2000 – Review of Policies) - No Change

(Minute No 179/2004 - 24 August 2004)

(Minute No 214/2005 - 8 March 2005 - Review of Policies) No Change

(Minute No 311/2009 - 5 May 2009 - Review of Policies)



## ATTACHMENT - PROCEDURE

### D6.41 WATER SUPPLY CATCHMENT AREA DEVELOPMENT POLICY

#### 1 Rezoning or Development Applications

Any applications submitted to Council for the land uses referred to in Section 3 of this Policy shall be accompanied by a comprehensive statement of Environmental Effects which addresses the following;

- a Conceptual details of the proposed building drainage, sewage treatment and effluent irrigation system(s).

Conceptual details of how human wastes will be handled, including treatment and disposal details for equivalent tenement loading.

- b Details of how other wastes will be handled, including drainage plans, treatment and disposal details including the concentration of Biological Oxygen Demand (BOD), Suspended Solids (SS), salts and nutrients in the waste.

- c Groundwater Protection Report to ensure that there will be no impact on the groundwater quality from the development. A report based on the National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia, minimum Level 2 Assessment is required.

The report is to include the likely impact on water supply bores in the vicinity and the need to safeguard them. Groundwater shall be protected from the impacts of any contaminated surface waters.

- d Surface Protection Report. This is needed to ensure that any surface runoff, including polluted storm water runoff from the proposed development is contained, before treatment and disposal on the property, to ensure that no pollutant is allowed to discharge from the property.

- e Health implications of effluent disposal site(s) in relation to human activity and water supply bores.

- f A Water Quality Plan in accordance with ISO 9001 to ensure that there is zero impact on the existing environment during all stages of the development and for the life of the development.

- g An Environmental Management Plan (ISO 14000) to show how the treatment and disposal systems are operated, maintained, monitored, inspected and tested. This would include consideration of wet weather storage, mechanical/electrical breakdowns, etc.

- h A Sediment Control and Erosion Plan for all stages of the development and for the life of the development.

- i Surface runoff shall not compromise the Natural Resource Management Ministerial Council (NRMMC), National Water Quality Management Strategy Guideline document for Fresh and Marine Waters, Section;
  - i Protection of Aquatic Ecosystems;
  - ii Primary Industries;
  - iii Recreational Water Quality and Aesthetics;
  - iv Drinking Water.
- j The retention of existing native vegetation and the encouragement of that vegetation be re-established along the creek lines.

## 2 Exemptions

For minor developments, or minor extensions/alterations to existing development; exemption from providing any of the information required in Section 1 of this Procedure may only be given in writing by Council. Applicants are encouraged to consult with Council prior to lodging any application for development within the water supply catchment areas.