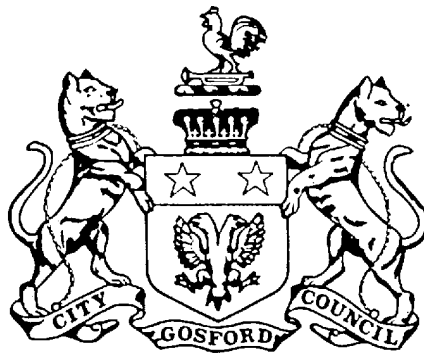




# **WATER SUPPLY CATCHMENT AREA DEVELOPMENT**



## **WS5.15 WATER SUPPLY CATCHMENT AREA DEVELOPMENT**

### GOVERNANCE AND PLANNING - DEVELOPMENT & COMPLIANCE

#### **POLICY OBJECTIVES**

To provide a process to protect water quality within the Central Coast water supply catchment areas from the effects of new development and to ensure the intended purpose of the water supply catchment areas is maintained.

#### **INTRODUCTION**

##### **1 Introduction**

This policy is designed for the guidance of the developer. It sets out the procedure for new development within the Mangrove Dam, Mangrove Weir, Mooney Dam, and Ourimbah Creek water supply catchment areas. The policy identifies the detailed information required to be submitted to Council to enable a detailed assessment of the impact of proposed development on the water supply catchments.

##### **2 Objectives**

The objective of this Policy is to ensure land use and new development within Water Supply Catchment Areas is of a standard that has zero impact on the quality of the Central Coast water supply.

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

This Policy applies to all 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.

The policy shall apply to all new development proposed within a water supply catchment area with the exception of development involving a single residential dwelling on vacant land.

Unless supported by an exemption letter issued by the water authority (refer Section 4.2), applications for all proposed development will be required to include detailed information as outlined in Policy Procedure - Section 4.1 for review by Asset Operations. To obtain the concurrence of the Water Authority with regard to any proposed development, submissions must substantiate zero impact on water quality.

Where compliance with the objective of this policy cannot be fully substantiated or where there is a potential risk to water quality within the water supply catchment area, the Water Authority may object to the development on various grounds including 'risk to human health'.

## 4 Policy Procedure

### 4.1 Detailed Submissions

Any application submitted to Council involving development within a water supply catchment area 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 the method human wastes will be handled, including treatment and disposal details for equivalent tenement loading.

- b Details of the method 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 there will be no impact on 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. The purpose being 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.

- f A Water Quality Plan in accordance with ISO 9001 to ensure 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 identify 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 along the creek lines.

Subject to substantiating zero adverse impact on water quality, removal of all risk associated with contamination of water sources within the water supply catchment area and compliance with the Water Authority's development requirements, a letter of concurrence may be issued by the Water Authority for a development.

## **4.2 Exemptions**

For developments of a minor nature, or minor extensions / alterations to existing development; exemption from providing any of the information required in Section 4.1 of this Procedure may only be given in writing by the local water authority. Applicants are encouraged to consult with the Water Authority prior to lodging any application for development within the water supply catchment areas.

(Min No 2013/388 - 16 July 2013 - Review of Policies)

