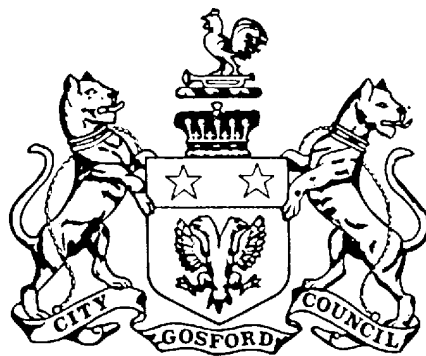




SEWAGE TREATMENT WORKS - BUFFER ZONES



SEWAGE TREATMENT WORKS – BUFFER ZONES

CONSTRUCTION AND OPERATIONS - ASSET OPERATIONS

POLICY OBJECTIVES

To establish a buffer zone around Council's Sewage Treatment Plants that will assist in minimising the impacts of odours, noise and other adverse environmental effects on the areas outside the buffer zone and will minimise any future threat on the treatment plants by existing or future developments.

POLICY STATEMENT

Council will establish a buffer area around its wastewater treatment plants in accordance with the Department of Planning Circular No E3. Any application for use of land within the defined buffer zone shall take into consideration the intent of the zone.

PROCEDURE

This procedure, being an administrative process, may be altered as necessary by the Chief Executive Officer.

- 1 Council initially establish the boundary of the buffer zone as being the area within approximately 400 metres of the plants and as shown on attached Plans A1 and A2.
- 2 The local conditions that exist at each site be evaluated to determine what adjustments to the buffer zone identified in 1 above are required.
- 3 All developers and owners of properties within the buffer zone be advised that:
 - a Council has a policy of providing buffer zones around its sewage treatment works.
 - b Council will endeavour, as a high priority, to control odours, noise or other environmental impacts so as to minimise the impact of the sewage treatment plan on properties outside the buffer zone.
 - c Council will not permit development within the buffer zone which is incompatible with the intent of the buffer zone or which may threaten the long term viability of the treatment plants.
 - d Council may rezone and/or acquire selected properties within the buffer zone.
 - e Any acquisition or rezoning will depend upon Council's ability to fund such acquisitions and the importance of the property to achievement of the policy objective.

(Min No 199/1992 - 10 March 1992)
(Min No 626/1996 - 6 August 1996 - Review of Policies)
(Min No 239/2000 - 24 October 2000 – Review of Policies)
(Min No 214/2005 - 8 March 2005 - Review of Policies)
(Min No 311/2009 - 5 May 2009 - Review of Policies)
(Min No 2013/388 - 16 July 2013 - Review of Policies)

Gosford City Council Policy S2.01 Sewage Treatment Works - Buffer Zones

Appendix A1
Kincumber
Sewage Treatment Plant

Legend

- Buffer Zone
- Zoning
- Crown Land
- Council Land
- Waterways
- Sewage Treatment Plant
- Cadastre

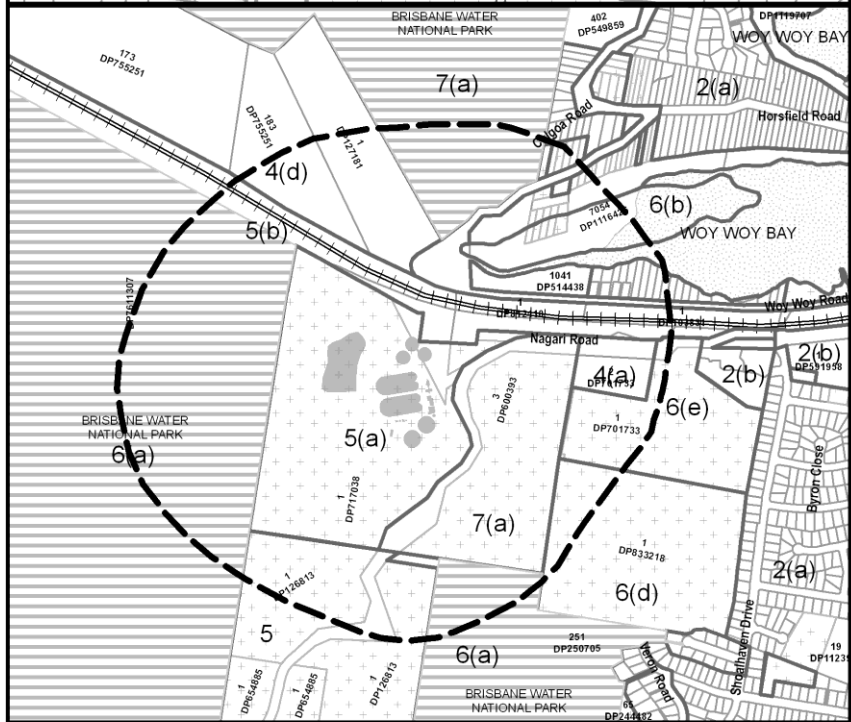
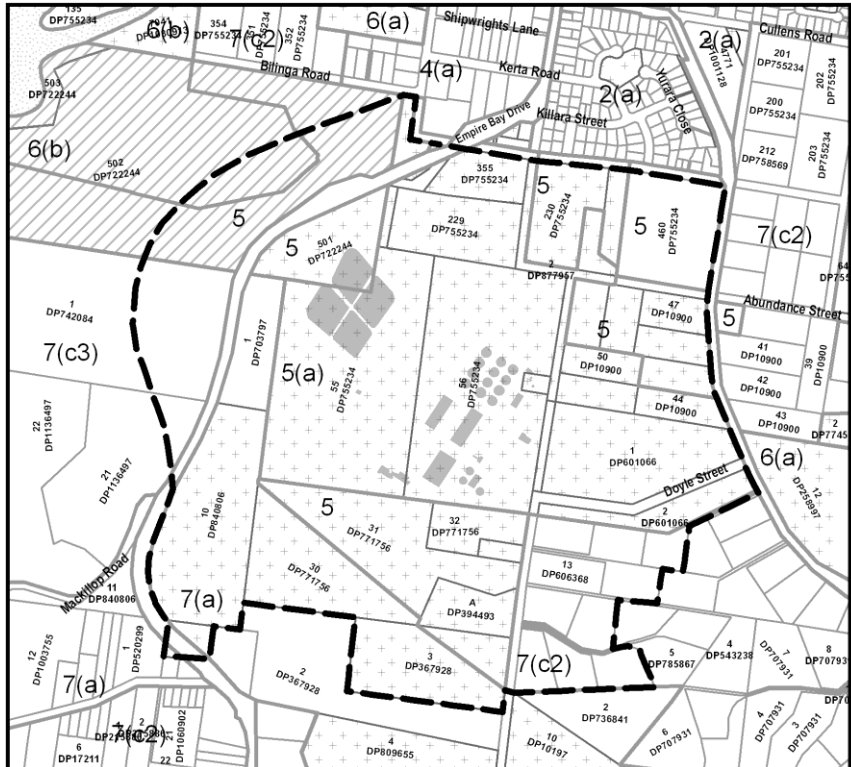
450
 Meters

Appendix A2
Woy Woy
Sewage Treatment Plant

Legend

- Buffer Zone
- National Parks
- Zoning
- Railway Lines
- Council Land
- Waterways
- Cadastre
- Sewage Treatment Plant

410
 Meters



Updated December 2012
GCS_GDA94 - MGA56
Map Produced By GCC W&S GIS

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