

Clause 6 - Specific planning policies and recommended strategies

(1) Total catchment management

Policy: Total catchment management is to be integrated with environmental planning for the catchment.

Strategies:

- (a) Refer the application or other proposal for comment to the Councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.*
- (b) Consider the impact of the development concerned on the catchment.*
- (c) Consider the cumulative environmental impact of development proposals on the catchment.*

Response:

- (a) No downstream Local Government area will suffer any significant environmental impact.**
- (b) There will be minimal to no impact on the catchment from the development.**
- (c) There will be minimal to no cumulative impact on the catchment from the development.**

(2) Environmentally sensitive areas

Policy: The environmental quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.

Note. Environmentally sensitive areas in the Hawkesbury-Nepean catchment are: the river, riparian land, escarpments and other scenic areas, conservation area sub-catchments, national parks and nature reserves, wetlands, other significant flora and fauna habitats and corridors, and known and potential acid sulphate soils.

Strategies:

- (a) Rehabilitate parts of the riverine corridor from which sand, gravel or soil are extracted so that attached aquatic plant beds are replaced and water quality and faunal habitats improved.*
- (b) Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation and bank stability.*
- (c) Minimise direct and indirect impacts on land reserved or dedicated under the Forestry Act 1916 and conservation area sub-catchments in order to protect water quality and biodiversity.*
- (d) Protect wetlands (including upland wetlands) from future development and from the impacts of land use within their catchments.*
- (e) Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916.*

(f) Consider the views of the Director-General of National Parks and Wildlife about proposals for land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974.

(g) Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils.

(h) New development in conservation area sub-catchments should be located in areas that are already cleared.

Response:

(a) Not applicable.

(b) The proposal will not impact on water quality.

(c) Not applicable.

(d) Not applicable.

(e) Not applicable.

(f) Not applicable.

(g) The development will have a negligible impact.

(h) The site contains vegetation, however remediation planting works will be undertaken where appropriate.

(3) Water quality

Policy: Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.

Note. Aquatic ecosystems and primary contact recreation have the same meanings as in the document entitled Australian Water Quality Guidelines for Fresh and Marine Waters, published in 1992 by the Australian and New Zealand Environment and Conservation Council.

Strategies:

(a) Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters.

(b) Consider the need to ensure that water quality goals for primary contact recreation and aquatic ecosystem protection are achieved and monitored.

(c) Approve development involving primary contact recreation or the withdrawal of water from the river for human contact (not involving water treatment), such as showers, only in locations where water quality is suitable (regardless of water temperature).

(d) Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site.

(e) Develop in accordance with the land capability of the site and do not cause land degradation.

(f) Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil.

(g) Minimise or eliminate point source and diffuse source pollution by the use of best management practices.

(h) Site and orientate development appropriately to ensure bank stability. Plant appropriate native vegetation along banks of the river and tributaries of the river, but not so as to prevent or inhibit the growth of aquatic plants in the river, and consider the need for a buffer of native vegetation.

(i) Consider the impact of the removal of water from the river or from groundwater sources associated with the development concerned.

(j) Protect the habitat of native aquatic plants.

Response:

(a) There is no predicted increase in pollutant loads on receiving waters.

(b) Water quality goals will be established and monitored in accordance with consultant findings.

(c) Not applicable.

(d) On-site disposal of sewage or effluent will not be conducted.

(e) Development will not result in land degradation.

(f) Adequate erosion and sediment controls are to be implemented as part of the works.

(g) Best management practices are to be employed.

(h) Proposed lots and road works will not compromise bank stability.

(i) Not applicable.

(j) This will be done in accordance with consultant findings.

(4) Water quantity

Policy: Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.

Strategies:

(a) Future development must be consistent with the interim or final river flow objectives that are set for the time being by the Government.

(b) Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse.

(c) Consider the need for restricting or controlling development requiring the withdrawal or impoundment of water because of the effect on the total water budget of the river.

(d) Consider the impact of development on the level and quality of the water table.

Response:

- (a) Not applicable.
 - (b) The development will not increase stormwater run-off from a site.
 - (c) Not applicable.
 - (d) Not applicable.
- (5) Cultural Heritage

Policy: The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced.

Strategies:

- (a) *Encourage development which facilitates the conservation of heritage items if it does not detract from the significance of the items.*
- (b) *Protect Aboriginal sites and places of significance.*
- (c) *Consider an Aboriginal site survey where predictive models or current knowledge indicate the potential for Aboriginal sites and the development concerned would involve significant site disturbance.*
- (d) *Consider the extent to which heritage items (either identified in other environmental planning instruments affecting the subject land or listed in Schedule 2) derive their heritage significance from the river.*

Response:

As discussed above, a detailed site investigation relating to Aboriginal and European heritage issues has been previously undertaken. There are no such items within the site.