

Water Catchment Areas – Summary & Comparison

Note: Currently the relevant provisions are in Wyong LEP 2013 and Gosford DCP 2013 .It is proposed to have both an LEP Clause under CCLEP 2018 and a DCP Chapter – The DCP is to provide additional guidance re lodgement requirements

Control	Gosford DCP 2014	Wyong LEP 2013	Proposed
Impact	Zero impact required to be achieved for any development	Before determining a development application for development on land to which this clause applies, the consent authority must consider the following: (a) whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following: (i) the distance between the development and any waterway that feeds into the drinking water storage, (ii) the on-site use, storage and disposal of any chemicals on the land, (iii) the treatment, storage and disposal of waste water and solid waste generated or used by the development, (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development....	LEP - provisions similar to those under WLEP 2013 are to apply across the LGA DCP - Remove “zero impact” from the DCP Chapter as this may contradict the LEP Clause which uses the term” adverse impact” and replace with “Neutral or Beneficial Effect (NorBE)” as described by SEPP (Sydney Drinking Water Catchment) 2011.
Land Uses	Specific land uses nominated which are required to achieve a zero impact	Considers all land uses	Remove reference to specific land uses. The nature of information submitted will be dependent on the scale of the development proposed and more detail will be required in more sensitive areas.
Exemptions	Exemption available for minor developments if obtained in writing from water authority Recommendation for consultation with Water Authority prior to lodgement	Considers all land uses	LEP Clause must be considered.
Submission Requirements	Requires several reports including – Waste Handling, Water Quality Plan, Environmental Mmt. Plan, Groundwater and Surface Protection Plans with all applications	Considers all land uses against LEP requirements	Retains similar requirement for proposals within the Mangrove Catchments as is currently in force under Gosford DCP 2013. For other catchments Waste Handling and Surface Protection Plans are required.