

22.0112/07/2007
C43**SPECIAL WATER SUPPLY CATCHMENT AREAS POLICY**

This policy applies to all land within a Special Water Supply Catchment Area as defined in the Catchment & Land Protection Act 1994 and land designated 'Irrigated Land' on the following plan titled 'Proclaimed water supply catchments and irrigation area'.

Policy basis

The supply of quality water for a range of uses including human consumption, domestic, rural irrigation, and industrial activities depends on sound management of water supply catchments. As most water supply catchments are large and water take-off tends to occur low down in the catchments, it is particularly important that land use or development close to the take-off sources is strictly controlled.

In managing water supplies, water authorities are concerned to ensure that land and water management practices do not impair the quality of water. In particular, such practices must not lead to an increased occurrence of blue green algal blooms. It is accepted that one of the key factors leading to the development of algal blooms is excess quantities of the plant nutrients phosphorous and nitrogen. Phosphorus, in particular, plays a key role.

Substantial areas of rural land in the Wellington Shire are located in catchments that are used to provide water for urban, domestic, and irrigation water supply. Due to the extent of these catchments and the importance of land in them for rural production, it is not considered appropriate to apply the Rural Conservation Zone to those areas or to apply an overlay which would require permits for all works and development.

Provisions of the Farming Zone, Rural Conservation Zone and Rural Living Zone provide that a permit is required for any buildings within 100 metres of a waterway, wetlands or designated floodplain. In addition, referral requirements in the General Provisions of the Scheme specify that an application to use or develop land within a Special Water Supply Catchment Area should be referred to the relevant water authority.

Objectives

To protect water quality and quantity in catchments used for domestic and rural water supply, and to protect aquifer recharge areas.

To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.

To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.

To encourage retention of natural vegetation and the establishment of new vegetation cover.

To encourage farm practices that minimise nutrient inputs to waterways and to encourage the development of whole farm planning.

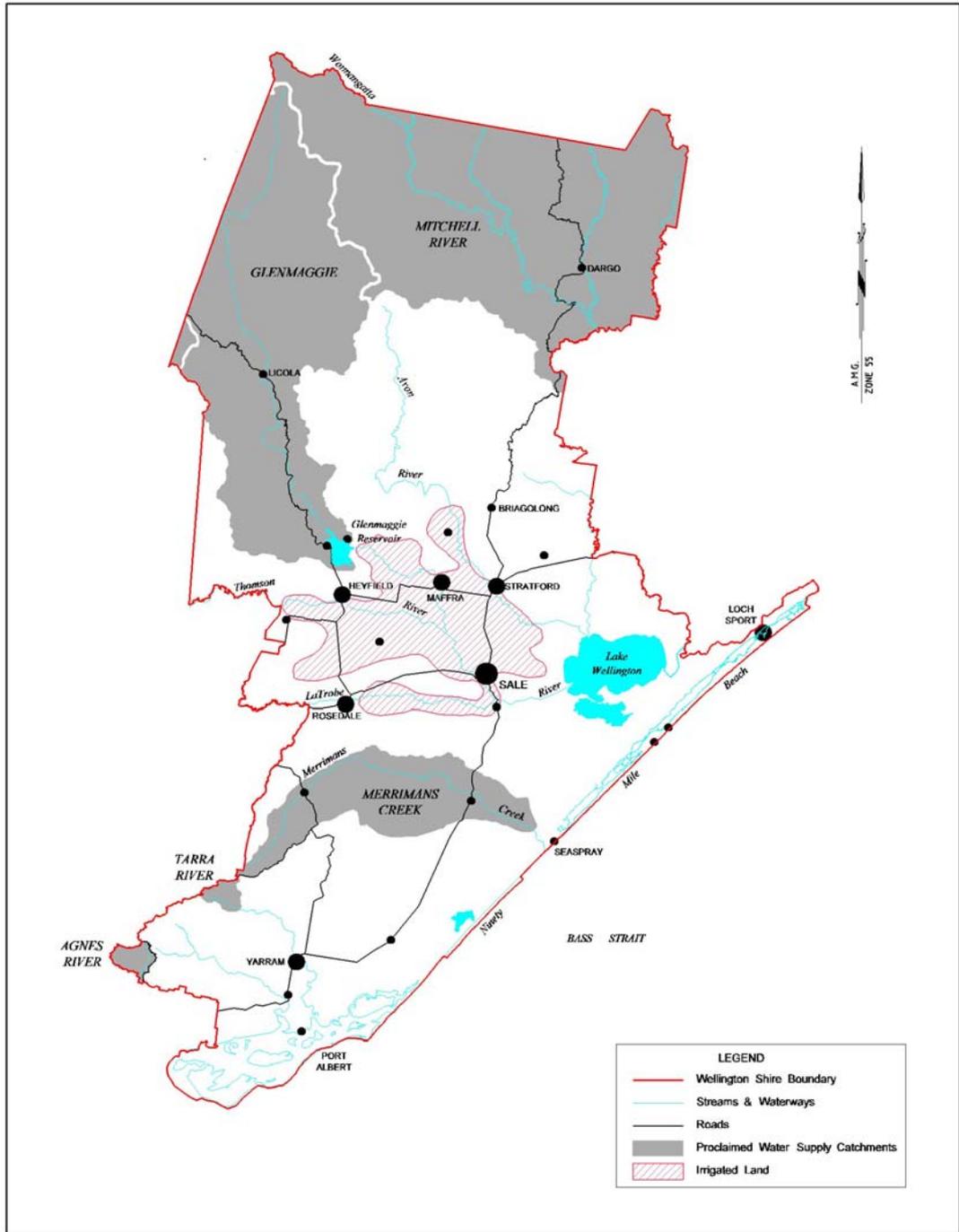
To encourage new development proposals which result in reduced nutrient flows.

Policy

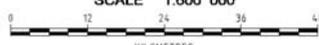
It is policy that when considering an application to use or develop land within a Special Water Supply Catchment Area, Council will have regard to the likely impacts of the proposed use or development on water quality and quantity in the catchment.

- New development proposals should not lead to an increase in the amount of nutrients reaching streams, surface water bodies and groundwater.

- Any application to use or develop land within a Special Water Supply Catchment Area will be referred to the relevant water authority and/or catchment management authority. These include Southern Rural Water, Gippsland Water, East Gippsland Catchment Management Authority, and the West Gippsland Catchment Management Authority.
- Any application to construct a building within 100 metres of a waterway or wetland for a use which would generate effluent should include evidence that the building site is capable of containing an appropriate water treatment system by providing either a Soil Percolation Test in accordance with Appendix B of *the Code of Practice - Septic Tanks On Site Domestic Wastewater Management*, EPA Publication No. 451, March 1996 (as amended); or an approved land capability assessment including assessment of the effluent disposal system in accordance with the requirements of the “Code of Practice - Septic Tanks”.
- Subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near take-off points will be discouraged.
- Subdivision and intensive farming activities in aquifer recharge areas will be discouraged.



WELLINGTON PLANNING SCHEME - LOCAL PROVISION POLICY

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|  Fisher Stewart <small>ENGINEERS - SURVEYORS - TOWN PLANNERS ENVIRONMENTAL CONSULTANTS</small> <small>DRG No. LSAPL09</small> |  WELLINGTON SHIRE COUNCIL <small>Prosperity from Diversity</small> | <p>SCALE 1:600 000</p>  <small>KILOMETRES AUSTRALIAN MAP GRID ZONE 55</small> | <p>PROCLAIMED WATER SUPPLY CATCHMENTS AND IRRIGATION AREA</p> |
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