

ROUS WATER POLICY	Dunoon Catchment		
AREA	Water Supply		
OVERVIEW	Protect Rocky Creek Dam water quality		
AUTHORISED COUNCIL	ROUS	RRCC	FNCW
	18/11/1998	N/A	N/A
REVIEW DATE	Term of Council		
FILE	172	843	1294

POLICY

PLAIN ENGLISH INTERPRETATION OF LISMORE LOCAL ENVIRONMENT PLAN (Amendment No. 31) REGARDING THE PROPOSED DUNOON DAM'S INUNDATION AND WATER CATCHMENT AREAS

The intent of Lismore Local Environmental Plan Amendment No. 31 is to *identify land required for future water supply and preclude inappropriate developments on the land to which the Plan applies* which will have long term adverse affects on water quality and adversely affect the future development of a *proposed* new water supply storage.

Before approving development, Lismore City Council must obtain the concurrence of Rous County Council. Any applications for development will therefore be sent to Rous County Council *for consideration*.

Rous County Council will only concur with certain types of development which in its view would not have a potential adverse impact on water quality within the proposed dam's water catchment or in the proposed inundation *area*. Thus Rous County Council will concur *only with* the following types of developments:

a) **Catchment Area (Within dotted line but excluding hatched area)**

- structures that require development consent, associated with existing dwelling, which are of an accepted domestic size, and the use of which is of an accepted domestic nature;
- dwelling houses on existing allotments which have a dwelling entitlement, and on which there is currently no dwelling.

Note: Rous County Council is likely to refuse concurrence for other developments such as:

- Subdivision creating new entitlements.
- Dual Occupancy (including any self contained unit).
- Multiple Occupancy.
- Feed lots, piggeries.
- Tourist and accommodation developments.
- Industrial developments.

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b) Inundated Area (hatched area)

- Minor extensions to existing premises which do not increase the existing habitable floor area by more than 20% compared to *the floor area as at* >, 1996 (date of gazettal).

Note: Rous County Council is likely to refuse concurrence for all other activities that require development consent.

All Development Applications will be dealt with by both Lismore and Rous County Councils. To expedite processing time of any application, Lismore Council will forward the application to Rous County Council within 48 hours of receipt. Rous County will in turn give its concurrence or not, within 7 days of receiving the application.

In determining whether to grant concurrence. Rous County Council shall take into account the proposed development will impose an adverse risk on the long term water quality *issuing from the proposed catchment area*. In addition, Rous will determine whether the proposed development would detrimentally affect the construction of the proposed dam, and whether the proposed development would be more suitably undertaken on an alternative site.

In turn, applicants are requested to supply as much detail as possible on the proposed development the more detail supplied, the less chance there is of Lismore and/or Rous Councils asking for more information, and thus delaying the proposed development.

Any application that is refused by Lismore Council, on its own volition, or on the basis of a refusal by Rous County Council to grant concurrence, is able to be appealed to the Land and Environment Court under Section 97 of the Environmental Planning and Assessment Act, 1979.

PROCEDURES**LEGISLATION****RELATED DOCUMENTS****CONTACT OFFICER**

Technical Services Director

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