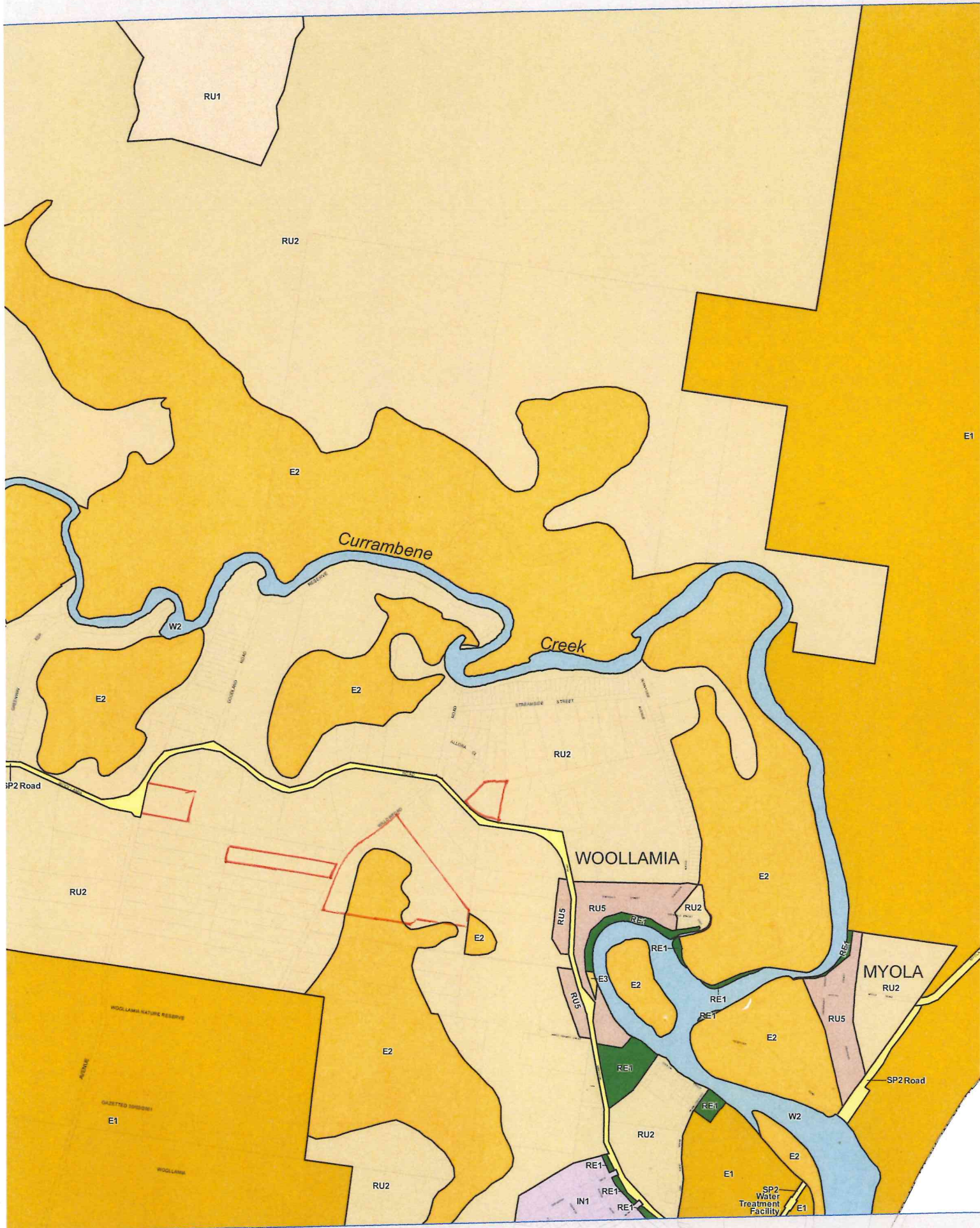
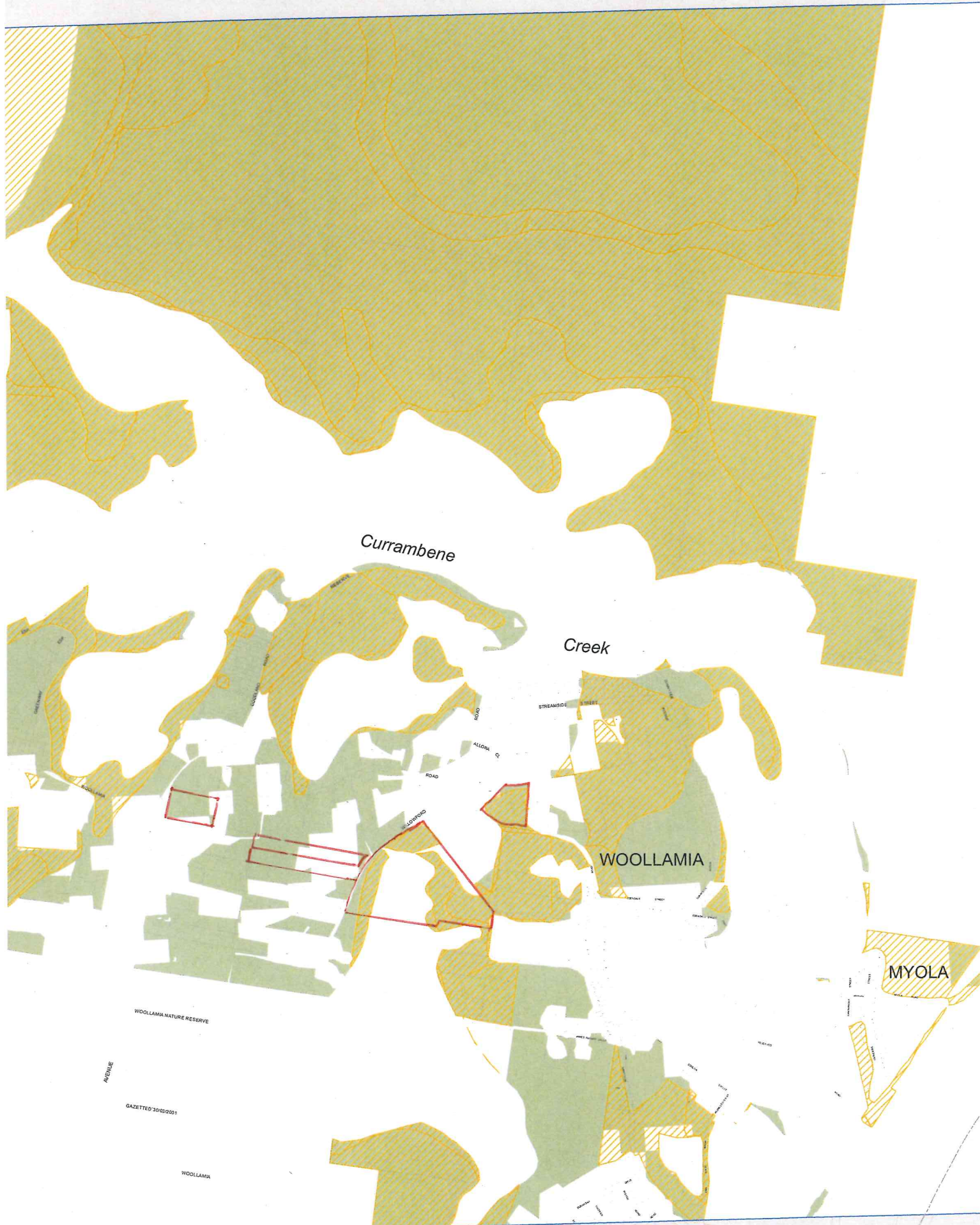




Land Rezoning Map LZN-063 — Draft October 2011

RU2 - Rural Landscape
E2 - Environmental Conservation



Natural Resource Sensitivity - Biodiversity Map NRB 063
-Draft October 2011

green - sensitive area habitat corridor
hatching - sensitive area - significant vegetation



Natural Resource Sensitivity NRW-063 - Water Map
- Draft October 2011
blue colour is sensitive area

7.5 Biodiversity [local]

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity, including:
 - (a) protecting native flora and fauna,
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the recovery of native flora and fauna, and their habitats.
- (2) This clause applies to land:
 - (a) identified as a Sensitive area on the Shoalhaven Local Environmental Plan 2009 Natural Resource Sensitivity - Biodiversity Map, and
 - (b) identified as a Sensitive area on the Shoalhaven Local Environmental Plan 2009 Natural Resource Sensitivity - Water Map, and
 - (b) situated within 40m of the bank (measured horizontally from the top of the bank) of a natural waterbody on land identified in (b).
- (3) Before determining a development application in an area to which this clause applies, the consent authority must consider any potential adverse impact from the proposed development on:
 - (a) a native ecological community,
 - (b) a regionally significant species of flora, fauna or habitat, and
 - (c) habitat elements providing connectivity.
- (4) Before granting consent to development to which this clause applies, the consent authority must be satisfied that:
 - (a) the development is sited, designed and managed to avoid any potential adverse environmental impact,
 - (b) where an impact cannot be avoided, the development is sited and designed to minimise that impact, and
 - (c) where an impact cannot be minimised by the siting and design of the development, the development is managed to best minimise that impact.
- (5) For the purpose of this clause:

bank means the limit of the bed of a river.

bed, in relation to a natural waterbody, means the whole of the soil of the channel in which the river flows, including that portion thereof which is alternatively covered and left bare as there may be an increase or diminution in the supply of water and which is adequate to contain it at its average or mean stage without reference to extraordinary freshets in the time of flood or to extreme droughts.

7.6 Water [local]

- (1) The objective of this clause is to maintain the hydrological functions of riparian land waterways and aquifers, including protecting:
 - (a) water quality,
 - (b) natural water flows,
 - (c) stability of the bed and banks of waterways, and
 - (d) groundwater systems.
- (2) This clause applies to land:
 - (a) identified as a Sensitive area on the Shoalhaven Local Environmental Plan 2009 Natural Resource Sensitivity - Water Map,
 - (b) within 50m of the bank of a natural waterbody identified in (a); and
 - (c) identified on a map titled 'Draft Shoalhaven Riparian Corridors Map' contained in the Shoalhaven DCP.

- (3) Before determining a development application in an area to which this clause applies, the consent authority must consider any potential adverse impact, either from, or as a result of, the proposed development in relation to the:
 - (a) natural flow regime,
 - (b) water quality of receiving waters,
 - (c) waterway's natural flow paths, and
 - (d) stability of the waterway's bed, shore and/or banks.
- (4) Before determining a development application on land identified as a Sensitive area - groundwater on the Shoalhaven Local Environmental Plan 2009 Natural Resource Sensitivity - Water Map, the consent authority must consider any potential adverse impact as a result of the proposed development in relation to:
 - (a) the characteristics of the groundwater present in the area,
 - (b) any potential risk of groundwater contamination from the proposed development including potential contamination from on-site storage or disposal of solid or liquid waste and chemicals, and
 - (c) any potential adverse cumulative impacts on groundwater, including the impacts on nearby groundwater extraction for potable water supply or stock water supply.
- (5) Before granting consent to development to which this clause applies, the consent authority must be satisfied that:
 - (a) the development is sited, designed and managed to avoid any potential adverse environmental impact,
 - (b) where an impact cannot be avoided, the development is sited and designed to minimise that impact, and
 - (c) where an impact cannot be minimised by the siting and design of the development, the development is managed to best minimise that impact.
- (6) For the purpose of this clause:

bank means the limit of the bed of a river.

bed, in relation to a natural waterbody, means the whole of the soil of the channel in which the river flows, including that portion thereof which is alternatively covered and left bare as there may be an increase or diminution in the supply of water and which is adequate to contain it at its average or mean stage without reference to extraordinary freshets in the time of flood or to extreme droughts.

7.7 Scenic Protection [local]

- (1) This clause applies to land shown as a Sensitive area on the Shoalhaven Local Environmental Plan 2009 Natural Resource Sensitivity - Scenic Protection Area Map.
- (2) The objective of this clause is to protect the natural environmental and scenic amenity of land that is of high scenic value.
- (3) In deciding whether to grant development consent on any land within a Sensitive area, the Council must:
 - (a) consider the visual impact of the proposed development when viewed from a public place, and take such measures that will, in its opinion, minimise any visual impact, and
 - (b) in the case of steep land, be satisfied that the development will not be subject to slip hazard, and
 - (c) consider the number, type and location of existing trees and shrubs which are to be retained and the extent of landscaping to be carried out on the site; and
 - (d) consider the siting of the proposed buildings.