Attachment 2 - Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

Part 2 – Planning Principles

Requirement	Comment
General principles	
Aims, objectives and planning principles of this plan	The development is consistent with the aims, objectives and planning principles of the plan.
the likely effect of the proposed plan, development or activity on adjacent or downstream local government areas,	The proposed development is considered unlikely to result in any adverse impact on adjacent or downstream local government areas.
the cumulative impact of the proposed development or activity on the Georges River or its tributaries,	The cumulative impacts of development on the Georges River and its tributaries have been assessed as satisfactory in this instance.
any relevant plans of management including any River and Water Management Plans approved by the Minister for Environment and the Minister for Land and Water Conservation and best practice guidelines approved by the Department of Urban Affairs and Planning (all of which are available from the respective offices of those Departments),	No relevant plans of management are available for consideration.
the *Georges River Catchment Regional Planning Strategy* (prepared by, and available from the offices of, the Department of Urban Affairs and Planning),	The proposal is not inconsistent with the Georges River Catchment Regional Planning Strategy.
all relevant State Government policies, manuals and guidelines of which the council, consent authority, public authority or person has notice,	There are no relevant policies, manuals or guidelines available.
whether there are any feasible alternatives to the development or other proposal concerned.	The subject site is zoned for this type of development and given the lack of adverse impacts on the catchment, it is not considered necessary to investigate alternatives to the development in this instance.
Specific planning principles	
Acid sulfate soils Disturbance of acid sulfate soil areas is to be avoided or minimised and those areas are to be protected in accordance with the requirements set out in the *Acid Sulfate Soils Assessment and Management Guidelines* prepared by the Acid Sulfate Soils Management Advisory Committee. Measures to minimise that disturbance are to take into account the following: (a) verification of the existence, locations and extent of acid sulfate soils, (b) the capacity of land to sustain the proposed land uses, having regard to: (i) potential impacts on surface and groundwater quality and quantity, and (ii) potential impacts on ecosystems and on biodiversity, and (iii) potential impacts on agricultural, fisheries and aquaculture productivity, and (iv) any likely engineering constraints and impacts on infrastructure, and (v) cumulative environmental impacts.	The subject site is not affected by acid sulphate soils,
Bank disturbance Disturbance of the bank or foreshore along the Georges River and its tributaries is to be avoided and those areas and any adjoining open space or vegetated buffer area must be protected from	The proposed development does not involve disturbance of the bank or foreshore along the Georges River or any of its tributaries.

degradation.	
Flooding The following are to be recognised: (a) the benefits of periodic flooding to wetland and other riverine ecosystems, (b) the pollution hazard posed by development on flood liable land in the event of a flood, (c) the cumulative environmental effect of development on the behaviour of flood water and the importance of not filling flood prone land.	The proposed development will not increase flooding or stormwater runoff.
Industrial discharges The discharging of industrial waste into the Georges River or its tributaries must be avoided and the requirements of the relevant consent authority and licensing authority must be met in those instances where industrial discharges into the river and its tributaries occur.	The proposal does not involve the discharge of industrial waste into the Georges River or its tributaries.
Land degradation Land degradation processes, such as: (a) erosion, (b) sedimentation, (c) deterioration of soil structure, (d) significant loss of native vegetation, (e) pollution of ground or surface water, (f) soil salinity and acidity, and (g) adverse effects on habitats and sensitive natural environments (aquatic and terrestrial) within the Catchment, must be avoided where possible, and minimised where avoidance is not possible.	The development will not cause land degradation by way of erosion, sedimentation, pollution, salinity or acidity.
On-site sewage management The potential adverse environmental and health impact associated with effluent disposal is to be recognised and guarded against by meeting the criteria set out in the *Environment Health Protection Guidelines: On-site Sewage Management for single households* and the provisions of the *Local Government (Approvals) Regulation 1993*.	All waste water generated by the proposed development will be disposed of directly to the Sydney Water sewer system.
River-related uses Uses located on immediate foreshore land on the Georges River and its tributaries must be water-related and public access to the foreshore of the river and its tributaries must be provided in order to enhance the environment of the Catchment.	The proposed development is not located on the immediate foreshore land.
Sewer overflows The adverse impact of sewer overflows, including exfiltration, on the environment within the Catchment, and specifically on the water quality of the river and its tributaries, is to be recognised and that issue is to be addressed through appropriate planning and management of development within the Catchment.	The proposal is for specialised retail, food and drink and other low impact uses.
Urban/stormwater runoff The impacts of stormwater runoff, including sewage contaminated runoff into or near streams within the Catchment, is to be minimised and mitigation measures that address urban stormwater runoff are to be implemented in accordance with the local council requirements and the Managing Urban Stormwater series of documents. Development is	An appropriate stormwater management system is included in the proposed development to minimise the impacts of stormwater runoff.

also to be in accordance with the *NSW State Rivers and Estuaries Policy* available from offices of the Department of Urban Affairs and Planning. Stormwater management must be integrated so that quality, quantity and land use aspects are all encompassed.	
Urban development areas The environment within the Catchment is to be protected by ensuring that new or expanding urban development areas are developed in accordance with the Urban Development Program and the Metropolitan Strategy and that the requirements of the *NSW Floodplain Development Policy and Manual* (prepared by and available from the Department of Land and Water Conservation) are also satisfied. It is important to ensure that the level of nutrients entering the waterways and creeks is not increased by the development.	The proposed development will not increase the level of nutrients entering the waterway.
Vegetated buffer areas Appropriate buffer widths (as identified in item 21 relating to Development in Vegetated Buffer Areas in the Planning Control Table in Part 3) must be retained as a means of improving surface runoff entering into the Georges River or its tributaries.	Not applicable to the subject site.
Water quality and river flows Water quality and river flows within the Catchment are to be improved through the implementation of environmental objectives for water quality and river flows agreed between the Minister for Environment and the Minister for Land and Water Conservation and by the application of consistent decisions affecting the use and management of land.	Not relevant to the subject application.
Wetlands Wetlands must be protected through the application of consistent land use and management decisions that take into account the potential impact of surrounding land uses, incorporate measures to mitigate adverse effects and are in accordance with the *NSW Wetlands Management Policy* (prepared by and available from the Department of Land and Water Conservation). Wetlands must also be protected by requiring adequate provisions where clearing, construction of a levee, draining or landscaping is to be undertaken.	Not relevant to the subject application.