

Following is a summary of relevant State Environment Protection Policies which are likely to impact on management of the Hacking River Catchment.

Further information regarding these policies is available at:
http://www.austlii.edu.au/au/legis/nsw/consol_reg/

State environmental planning policies (SEPPs) are guidelines for specific issues significant for the State, such as development standards, housing for aged or disabled persons and protection of coastal wetlands. A draft policy on a specific issue may be publicised and exhibited so the public can comment before a final policy is gazetted.

SEPP No. 14 Coastal Wetlands

Gazetted on 12.12.85

Amended on 14.3.86, 26.6.87, 16.12.88, 27.10.89, 15.6.90, 17.8.90, 15.2.91, 26.3.93, 11.6.93, 24.6.94, 22.12.95, 15.11.96, 10.11.97 and amended by SEPP 26 (5.2.88)

Ensures coastal wetlands are preserved and protected in the environmental and economic interests of the State. It applies to local government areas with frontage to the Pacific Ocean (excluding those in the Sydney metropolitan area). It identifies over 1300 wetlands of high natural value from Tweed Heads to Broken Bay, and from Wollongong to Cape Howe.

Under the policy, land clearing, levee construction and drainage or filling may only be able to be carried out on wetlands identified by the policy with the consent of the local council and the agreement of the Director of Planning. Such development also requires an environmental impact statement to be lodged with the development application.

The policy has been amended to omit some previously included additional areas, clarify the definition of the land to which it applies and allow minimal clearing along boundaries for fencing and surveying. The policy is continually reviewed.

SEPP No. 19 Bushland in Urban Areas Gazetted on 24.10.86

Amended on 2.12.88

Aims to protect and preserve bushland within the urban area because of its value to the community, as part of the natural heritage and as a recreational, educational and scientific resource. It is designed to protect bushland in existing public open space zones and reservations and to ensure that preserving bushland is given a high priority when local environmental plans for urban development are being prepared.

SEPP No. 32 Urban Consolidation Redevelopment of Urban Land Gazetted on 15.11.91

SEPP No. 32 is a statement of the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The Policy focuses on the redevelopment of urban land which is no longer required

for the purpose for which it is currently zoned or used. It encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the SEPP. Councils will continue to be responsible for the majority of rezonings. Rezoning by the Minister will proceed by way of a regional environmental plan, and the Policy sets out guidelines for the Minister to follow when considering whether to initiate an REP, which will make particular sites available for redevelopment for urban consolidation. The Minister will then be the consent authority where a site is rezoned by way of an REP.

SEPP No. 33 Hazardous and Offensive Development Gazetted on 13.3.92

SEPP No. 33 provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The new definitions are to be applied in all planning instruments, existing and future. The policy also requires specified matters to be considered by consent authorities for development proposals which are 'potentially hazardous' or 'potentially offensive' as defined in the policy. All applications to carry out potentially hazardous or potentially offensive development will have to be advertised. Applications to carry out potentially hazardous development will also have to be supported by a Preliminary Hazard Analysis (PHA). The policy does not change the role of councils as consent authorities. It does not change land zoning. Nor does it change in any way the designated development provisions of the Environmental Planning and Assessment Act, 1979.

The definitions enable decisions on developments to be made on the basis of merit. Careful consideration is required to be given to the specifics of each case, the location and the way in which the activity is proposed to be carried out.

SEPP No. 35 Maintenance Dredging of Tidal Waterways Gazetted 24.9.93

The objective of this policy is to enable the maintenance dredging of waterways by public authorities to be carried out in an appropriate and timely manner in response to changing conditions in a waterway.

SEPP No. 37 Continued Mines and Extractive Industries Gazetted 18.6.93

Provides for the continued operation of mines and extractive industries which lawfully commenced without development consent before planning controls came into force and which cannot operate in future without obtaining consent.

The policy:

- allows a 3 month registration period and a 2 year moratorium during which operations may continue without development consent, provided certain limitations and restrictions are complied with; and
- establishes environmental impact assessment provisions which are to be followed when seeking approval to operate after the end of the moratorium period.