

# Guidelines for Planning Permits in Open Potable Water Supply Catchment Areas 2012

## Applying for a planning permit in an open, potable water supply catchment area:

1. The applicant applies to the local council for a planning permit.
2. The local council refers a planning application to a water corporation for consideration in declared water supply catchment areas.
3. The *Guidelines for Planning Permits in Open Potable Water Supply Catchment Areas 2012* (the Guidelines) have been adopted by the Minister for Water for the purposes of section 60(1A)(g) of the *Planning and Environment Act 1987* and will also be referenced in the State Planning Policy. Section 60(1A)(g) of the *Planning and Environment Act 1987* lists the matters that a referral authority may consider, including a specific reference to a code or guideline which has been adopted by a Minister.
4. The water corporation uses the *Guidelines for Planning Permits in Open Potable Water Supply Catchment Areas 2012* to consider whether to support the application, as outlined in the flow chart.
5. For an application to be successful, the proposed dwelling must either be connected to reticulated sewerage and or have a dwelling density no greater than one dwelling per 40 hectares.

## Notes for applying the guidelines

6. A proposed planning permit application must also answer yes to all of the following:
  - a. Is the minimum lot size specified in the zone for subdivision met?
  - b. Is the water corporation satisfied that the relevant Council has prepared, adopted and is implementing a Domestic Wastewater Management Plan in accordance with DWMP Requirements?
  - c. The proposal does not present an unacceptable risk to the quality and quantity of water generated by the catchment having regard to the landcapability, assessments, land condition and management conditions of the site and the catchment?
7. In making its decision a water corporation should support the application for a planning permit if the planning permit application is consistent with an applicable Catchment Policy.
8. The relevant water corporation decides whether to support the application and advises the local council
9. If the permit is supported by the water corporation, the local council finalises its assessment of the application and advises the applicant of the outcome.

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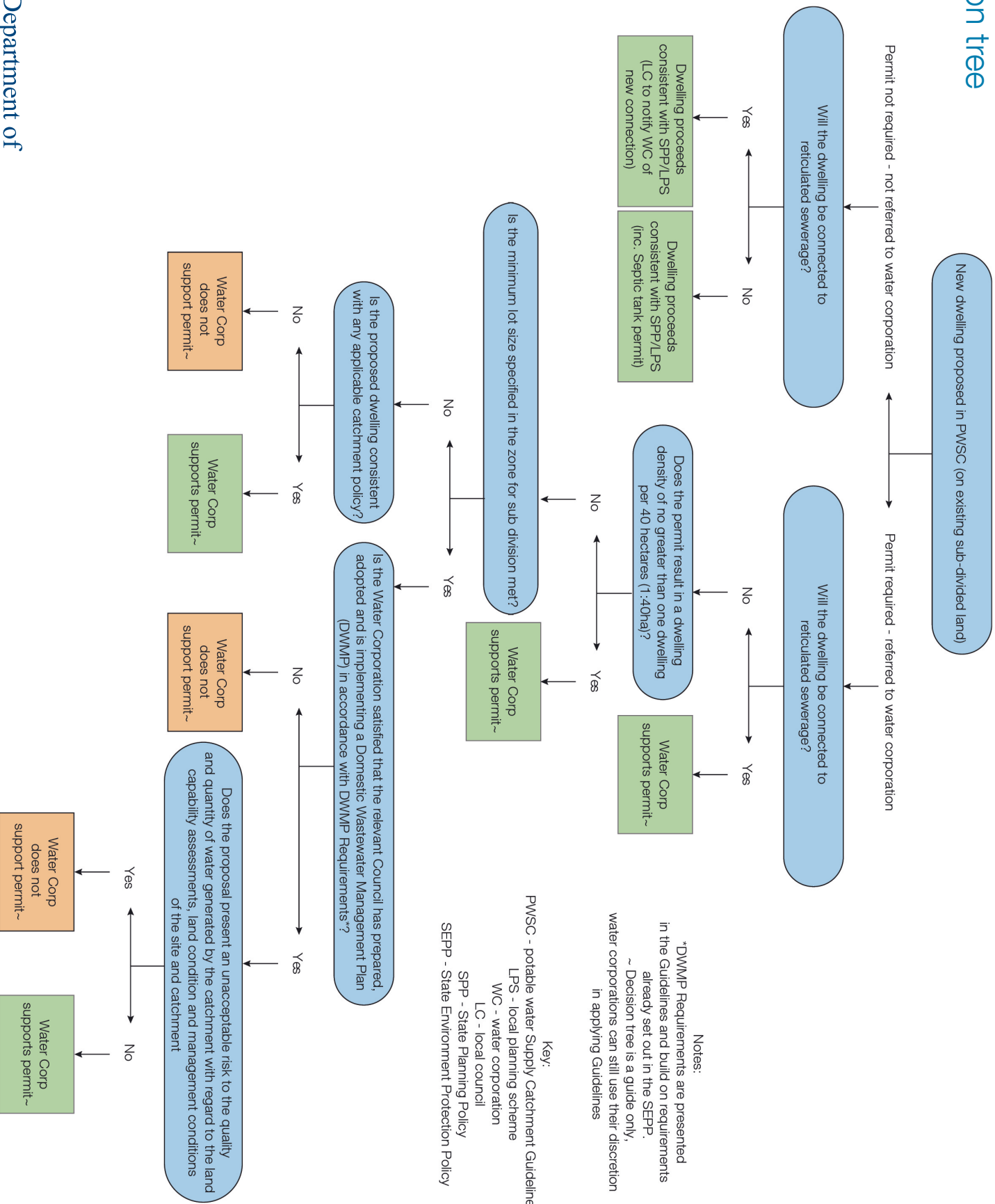
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# Decision tree



Notes:  
 \*DWMP Requirements are presented in the Guidelines and build on requirements already set out in the SEPP.  
 ~ Decision tree is a guide only, water corporations can still use their discretion in applying Guidelines

Key:  
 PWSC - potable water Supply Catchment Guidelines  
 LPS - local planning scheme  
 WC - water corporation  
 LC - local council  
 SPP - State Planning Policy  
 SEPP - State Environment Protection Policy