



Water Sensitive Urban Design Policy

Policy Statement:

To protect and improve the natural water cycle quality within the Coffs Harbour Local Government Area, by minimizing the impacts of urban development on the water cycle, and thus improving the health of aquatic ecosystems.

Director or Manager Responsible for Communication, Implementation and Review:

Director City Infrastructure Services

Related Legislation, Division of Local Government Circulars or Guideline:

State Environmental Planning Policy 71 – Coastal Protection

Section 120 of Protection of Environment Operations Act (1997)

Local Government Act (1993)

Does this document replace an existing policy?

Yes

Water Sensitive Urban Design Policy ADOPTED: 25 June 2009

Other Related Council Policy or Procedure:

Water Sensitive Urban Design (WSUD) Guideline

Application:

In approving any development of land (as defined within WSUD Guideline), the principles of WUSD (as contained in the CHCC WSUD Guideline) are to be applied, to ensure all urban infrastructure is compatible with the natural features of the site, thereby reducing negative impacts on the natural water cycle and protecting and improving the health of aquatic ecosystems and riparian vegetation, including surface and ground water resources, rivers, streams, wetlands, estuaries and marine environments.

Distribution:

This Policy will be provided to all staff, Councillors and general community by

Internet Intranet Email Noticeboard ECM

Approved by:

Executive Team: 14 August 2013

Council : 22 August 2013 GM 13/28 209

Council Branch Responsible: Engineering Services

Signature:

General Manager

Date of next Review: March 2016

Key Responsibilities

Position	Directorate	Responsibility
Mayor	Council	To lead councillors in their understanding of and compliance with this policy and guidelines.
General Manager	Executive	To lead staff (either directly or through delegated authority) in their understanding of, and application of this policy and guidelines.
Directors	All Directorates	To communicate, implement and comply with this policy and related guidelines.
Executive and Managers	All Directorates	To implement this policy and related guidelines.
All Council officials	Council	To comply with and ensure development control compliance (Council operations and broader community development) with this policy and related procedures.

1. Introduction

This Policy was developed to comply with the State Environmental Planning Policy 71 – Coastal Protection and Section 120 of Protection of Environment Operations Act (1997).

The Local Government Act (1993) requires councils in NSW to properly manage, develop, protect, restore, enhance and conserve the environment in a manner that is consistent with and promotes the principles of ESD. The Local Government Act places a strong onus on local councils to prepare planning controls that improve the sustainable management of the urban water cycle.

At the Commonwealth level, the National Water Initiative (NWI) provides a clear national strategic action plan for the sustainable management of Australia's water resources. In relation to WSUD it provides a clear intent to create Water Sensitive Australian Cities using the principles and practices of Water Sensitive Urban Design (Paragraph 92 of the Intergovernmental Agreement on a National Water Initiative). Also at the Commonwealth level, the Australian Guidelines for Urban Stormwater Management (ARMCANZ and ANZECC 2000), aims to provide a nationally consistent approach to the management of urban stormwater and in particular recommend all new urban development (Greenfield and infill) adopt WSUD principles.

2. Definitions

Full list of definitions is contained within the CHCC WSUD Guideline.

3. Policy content

Target - Stormwater quality management – control the impacts of urban development on pollutant loads discharged to receiving waters.

Application - To ensure stormwater quality is considered in the planning of new developments, three specific objective sets were adopted under the Coffs Harbour Urban Stormwater Management Plan (2000) which applied to any development of land. These objectives have been adapted and apply as follows:

All developments to which this Policy applies must comply with the objectives listed in Set A and Set B

Objective Set A

- A.1 To implement 'best practice' stormwater management techniques.
- A.2 To maintain natural drainage patterns.
- A.3 To maintain watercourses in their natural form, ie. watercourses should not be piped or channelled.
- A.4 To maintain adequate and intact vegetation buffers around waterways and sensitive areas.

Objective Set B

*** Construction Phase:**

Apply Landcom (Blue Book) Erosion and Sediment Control Principles and Procedures

*** Post Construction Phase**

- C.1 *80% reduction in the average annual total suspended solids load*
- C.2 *60% reduction in the average annual total phosphorus load*
- C.3 *45% reduction in the average annual total nitrogen load*
- C.4 *90% reduction in the average annual gross pollutant (size >5mm) load*

The above targets represent a % reduction in average annual load of pollutants leaving the developed unmitigated scenario compared to the developed mitigated scenario. In other words, compare what the site would be like, after development, with and without the proposed stormwater quality treatment.

C.5 Oils and petrochemicals must not be noticeable as a visible film on the water nor should they be detectable by odour.

C.6 To retain litter greater than 50mm for all non-residential development (source: DECC Managing Urban Stormwater: Environmental Targets and CHCC USMP 2000 and Landcom WSUD Policy 2009)

Management of captured stormwater should include one or more of the following:

- stormwater evaporation
- stormwater reuse (including roofwater collection and use)
- infiltration to native soils or otherwise filtered through an appropriately designed soil and plant stormwater treatment system, such as bioretention.

The WSUD requirements for all developments are included in the documents detailed under Operating Guidelines below, and no proposed development will be approved unless these requirements are satisfactorily addressed and approved by Council as part of the development application and consent process.

4. Consultation

Council Staff from directorates LUHD and City Services, and the Development community as per LUHD building and development newsletter mailing list.

5. References

Full list of References is contained with the CHCC WSUD Guideline

6. Appendices

WSUD is addressed in full by the following Council documents (available on Council's website);

- CHCC WSUD Policy
- CHCC WSUD Guideline

And related external reference document

- South East Queensland Water By Design [Concept Design Guidelines](#)
- South East Queensland Water By Design [Construction and Establishment Guidelines](#); Swales, Bioretention Systems and Wetlands
- South East Queensland Water By Design [MUSIC Modelling Guidelines](#)
- South East Queensland Water By Design [Deemed to Comply Solutions](#) – Stormwater Quality Management

7. Table of Amendments

Amendment	Authorised by	Approval reference	Date