

Stormwater – Development Sites Over 50,000 sqm

Resolution of Council: 11 November 1998

Responsibility:
City Projects



city of villages

STORMWATER – DEVELOPMENT SITES OVER 50,000 SQM

Background

This policy is to be read in conjunction with Council's Code of Standard Requirements for the Discharge of Stormwater from Private Property.

Open Space is a valuable asset to the community of South Sydney. Developers are required to provide public open space when a site is to be developed.

The current Council requirements for contribution to the provision of public open space is:

- (a) Within Green Square – at a rate of 6sqm per person.
- (b) Within the remainder of the City of South Sydney – at the rate that is consistent with DCP 1997, being 6 – 10% of the site area.

Council's Stormwater Code for On-Site Detention requires that stormwater which falls on private land is required to be detained prior to release onto the public way. The rate of permissible discharge is set by Council or Sydney Water. The rate of permissible discharge depends on the affect and size of the development on the stormwater catchment the development site is in.

Policy

As an encouragement for developers to provide additional open space, development sites over 50,000sqm may be entitled to a reduction in the amount of water required to be detained on private land in accordance with Council's On-Site Detention (OSD) requirements. The reduction in developers requirements for detention on private land will be permitted as an acknowledgement if additional public open space is provided to the community.

Developers of sites over 50,000sqm will be able to reduce the amount of stormwater that would normally be required to be detained within the private land by proportionally detaining stormwater in the additional dedicated open space.

For every additional 10% of Public Open Space provided above that required by Council's Development Control Plan, developers will be permitted to reduce their detention requirements for private land detention up to 10%.

eg. A development site of 60,000 square metres is required to detain 2000m³ of stormwater on-site but contributes 6.6sqm (an additional 10%) of public open space per person. The developer may reduce the storage requirement to 1800m³ and store the 200m³ (10%) on the public open space.

Council will have final approval on the location and manner of storage of any stormwater stored on any dedicated public open space and the way in which it is managed. Council will also have final approval on the usability of all open space and

site specific criteria will be set for the usability of all open space for each separate development site.

Council has a commitment to achieve Ecologically Sustainable Development within South Sydney. Developers are encouraged to maximise the amount of stormwater that is re-used within new developments to achieve the objectives of Ecologically Sustainable Developments.

Uses for stormwater may include:

- Irrigation of private open space and gardens
- Irrigation of public open space and gardens
- Toilet flushing
- Car washing
- Aquifer recharge
- Water features that are a part of the open space

Stormwater Management Plans

On sites greater than 50,000sqm developers will be required to submit to Council a Stormwater Management Plan. This is to address all relevant matters in the Stormwater Policy.

Developers should consider in any Stormwater Management Plan, overland flow paths, integration of stormwater with the road system, public way and open space, the re-use of water on private land, stormwater pollution and sediment treatment and the Council's commitment to Ecologically Sustainable Development.

Adopted: 11.11.98

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