

## FACT SHEET: WATER SENSITIVE DESIGN STATEMENTS

Council is committed to reducing reliance on potable (drinking) water and increasing the reuse of greywater throughout the Region. Council is also keen to improve the quality of stormwater entering our river systems and recycling stormwater onto our local parks.

One of the ways that Council proposes to support the community to further conserve drinking water and protect the region's waterways is through its proposed Draft Water Sensitive Design measures. These will be put in place through an amendment to the Tamworth Regional Council Development Control Plan (DCP) 2010.

In this DCP, applications for subdivisions, residential, commercial and industrial developments may be required to be supported by a Water Sensitive Design Statement. This is a written report (supported by figures and diagrams) which demonstrates how a development satisfies the objectives of this DCP and the Water Sensitive Design Elements set down by Council and outlined in quality and quantity targets.

### What are the benefits of subdivision, commercial and industrial developments following Water Sensitive Design Elements?

- To reduce the demand for reticulated water from the town water supply by harvesting rainwater and urban stormwater runoff for use where appropriate;
- To reduce the demand for reticulated water from the town water supply by installing greywater diversion and/or treatment devices into new development where appropriate;
- To ensure that stormwater discharged from new development minimises adverse impacts on the environment and receiving waters.
- To ensure that water management is a key consideration in the urban design process to maximise opportunities for water reuse and ensure stormwater management infrastructure, in particular, is appropriately integrated with the site design;
- To protect and restore aquatic ecosystems within the development site and downstream; and

- To ensure the function of the stormwater drainage and flood protection elements of design are not compromised by incompatible or inappropriate WSD designs.

### What is a Water Sensitive Design Statement?

A **Water Sensitive Design Statement** is a written report detailing management of water quality and quantity during and after development occurs. It shall be prepared by a suitably qualified person such as a hydraulic engineer, sustainability and environmental consultant, or an Environmentally Sustainable Development advisor. The statement should outline the stormwater quantity and integrated water cycle management measures that are to be implemented on the development site.

### Do I need to submit a Water Sensitive Design Statement?

**Applications for all subdivisions are required to be supported by a Water Sensitive Design Statement** with the exception of minor developments including:

- Boundary adjustments;
- Subdivision where the resulting lots are not connected to Council reticulated water or sewerage; and
- Subdivision which results in a total of 10 lots or less.

For minor subdivision, it is expected that the compliance with the Water Sensitive Design Essentials will occur on the individual lots at the time of further development. Water Sensitive Design Essentials will apply to future development (see Council's Water Sensitive Design Essentials Fact Sheet).

**Applications for all other developments are required to be supported by a Water Sensitive Design Statement** with the exception of minor developments including:

- Fast Track development (Water Sensitive Design Essentials do apply);
- A dwelling house, dual occupancy or secondary dwelling included in a Council-approved Stormwater Strategy or Water Sensitive Design Statement which has considered Water

Sensitive Design at the time of subdivision (Water Sensitive Design Essentials may apply);

- A secondary dwelling (Water Sensitive Design Essentials may apply);
- A dual occupancy dwelling (Water Sensitive Design Essentials may apply);
- Alterations and additions to any other type of development where the increase to the overall impervious surface is less than 50% of the existing impervious surface area;
- Any change of use development that does not involve alterations or additions;
- Commercial or industrial development with an overall impervious surface area of less than 30% of the site area;
- Carparks that have an impervious area less than 300m<sup>2</sup>.

## Requirements of a Water Sensitive Design Statement

A Water Sensitive Design Statement is supported by figures and diagrams which demonstrate how the development satisfies the objectives of the Development Control Plan and the Water Sensitive Design performance criteria as outlined in quality and quantity targets.

### Stormwater Quality Targets – Subdivision

Site Characteristics		Lots over 2,000 m <sup>2</sup> in size	Lots less than 2,000 m <sup>2</sup> in size
Target Reduction Loads *	Gross Pollutants	90%	90%
	Total Suspended Solids	Neutral or Beneficial Effect on Water Quality – meaning loads of pollutants from future development must be equivalent to or less than that from the existing land use prior to development	80%
	Total Phosphorus		65%
	Total Nitrogen		45%

\* Based on increased pollution generated from development without treatment

Note: Sites that are part of a Council-approved Stormwater Strategy or Water Sensitive Design

Statement may be required to meet different stormwater quality targets. To determine if a property is included in a Council-approved Stormwater Strategy or Water Sensitive Design Statement, please contact Council.

### Stormwater Quantity Targets

Stormwater Quantity	Flow rates (for environmental and infrastructure protection)
Target	Retention/detention structures shall be designed to maintain the existing undeveloped discharges for the range of storm durations and frequencies from 5 year ARI events up to and including 100-year ARI events.  Retention/detention structures with downstream established areas and no clear and safe overland flow paths shall be designed for the peak 100-year ARI storm with consideration of the sensitivity of the design given to 200-year ARI events.
Intent	Reduce the likelihood of increased rates of bed and bank erosion and damage to benthic habitat in waterways.  Ensure that the development does not result in increased stormwater flows that exceed the capacity of the external stormwater drainage infrastructure and/or exacerbate overland flow problems.

For major, multi-staged subdivisions, a Water Sensitive Design Statement based on MUSIC (Model for Urban Stormwater Improvement Conceptualisation) modelling, or an equivalent assessment, will be required to address water quality over the parent lot for the entire development when fully operational. On-lot treatments, apart from rainwater tanks, will not be considered, except where Council is satisfied that there are no other practical alternatives.

## Need help?

For further information:

- Call us on (02) 6767 5555;
- Email: [trc@tamworth.nsw.gov.au](mailto:trc@tamworth.nsw.gov.au); or
- Visit the Development Hub counter:  
Tamworth Regional Council  
437 Peel Street, Tamworth  
between 8:30am to 4:30pm weekdays.