

What Is The Purpose Of The Plan?

This Development Control Plan (DCP) applies to the City of Broken Hill. It establishes and outlines means of dealing with the use and disposal of stormwater within the City. This plan should be read in conjunction with Council's adopted Development Control Plan's and policies regarding other related topics such as erosion from building sites, lead management etc.

The Development Control Plan sets out in detail acceptable methods of dealing with stormwater issues relating to development within the City.

This Development Control Plan in conjunction with the Environmental Planning and Assessment Act, 1997 (as amended), and the Broken Hill Local Environmental Plan, 1996 as amended will be used as a guide in determining applications for development.

In the event of any inconsistencies between this Plan and the Broken Hill LEP 1996 as amended, the provisions of the LEP shall prevail.

Objectives Of DCP

- To provide clear and specific controls and guidelines for developers with regard to issues relating to the disposal and or re-use of stormwater;
- To prevent deposition of lead contaminated materials on Council roads as a result of stormwater events;
- To work in conjunction with Council's Stormwater Management Plan;
- To minimise the impacts of stormwater in relation to the flooding of properties in the event of a high volume rainfall event;
- To encourage the collection and re-use of stormwater resources so as to minimise demand on the reticulated water supply provided by Country Energy.

Definitions Used In This Plan

Council - Broken Hill City Council.

DCP

This refers to a Development Control Plan, which is a local plan made under the authority of a Local Environmental Plan.

Erosion and Sedimentation

Erosion is the removal of soil particles from a given area by the process of wind, water and/or gravity. (Usually a combination therein). Sedimentation is the deposition of this eroded material in areas other than those from which the material was eroded. IE. Streams etc.

Erosion and Sedimentation Control Plans

Where Council is of the opinion that a significant risk to the environment may occur as a result of a development, Council may require the developer to prepare an ESCP. This is a plan showing how it is proposed to manage stormwater and associated run off and erosion on the site.

Guidelines for Erosion and Sediment Control

Detailed information on the requirements of Council for Erosion and Sediment Control. (See Appendix A).

Local Development

Is that development which is not exempt or complying development and does not fall under the provisions of state significant development. It may include:-

- a) The erection of a building or structure
- b) The installation of major plant or equipment
- c) Carrying out of site works involving land fill, excavation or drainage
- d) Use of land, buildings or work
- e) The subdivision of land.

Exempt Development

Is works identified under the provisions of the Exempt Development criteria of the Broken Hill Local Environmental Plan and Development Control Plan as amended.

Hard Stand Areas

Are basically areas, which absorb little or no rainfall in the event of a storm event. These areas therefore increase the accumulation of stormwater and contribute to run off from the property. Examples are pavers, concrete, roofing materials etc.

Landscaped Area

Generally is defined as that part of the site or building which is designed, or developed, or capable of being maintained and used as lawn or planted gardens and is available for use and enjoyment of the occupants of the development. For the definition of this Development Control Plan. It does not include rooftop spaces, swimming pools, walkways, and gazebos or any hard stand areas.

LEP

Broken Hill Local Environmental Plan 1996, as amended.

Retention Basins

Refers to the practice of providing an area for the retention of a portion of the initial flush of stormwater to be retained on site, either for re-use or to slowly run away over a period of time.

Development Applications

Development Applications are required for development under the provisions of the Broken Hill Local Environmental Plan.

Matters for Consideration

When dealing with Development Application's within the City of Broken Hill, Council will take into consideration a number of factors including similar uses:

- Any approvals of a similar nature within the City;
- Any decision of the Courts;
- Any requirement or matter for consideration under Section 79 (c) of the Environmental Planning and Assessment Act 1997.

Methods of Compliance

1. Driveways, Floor Heights and Stormwater Drainage

Council has adopted a policy for all new dwellings. Dual occupancies and medium density housing erected within the Local Government Area shall provide a concrete driveway to the premises where vehicular access is required. The applicant shall obtain a floor height for the building from Council's Technical Services Department prior to excavating the site and that all storm water drainage is disposed of in such a manner so as not to cause nuisance. (See Council's adopted policies for driveways, floor heights and stormwater drainage.)

One of the main areas for scouring of footpaths is by run off across driveways. By using concrete or paving for these areas, erosion is greatly reduced. Whilst it is considered preferable to re-use this water, the secondary consideration of the mobilisation of lead contaminated materials is still an important consideration.

Some concerns have been raised with regard to water flowing over driveways resulting in slippery conditions. It is considered to be good practice and highly desirable for grates to be installed at the junction between footpath and yard to collect such run off and divert it to the street gutter by means of stormwater pipes.

Other stormwater outlets within the yard must be piped to the street rather than being allowed to flow across the footpath. Whilst this generally applies to new dwellings, extensions and ancillary structures, Council has the power to issue notices to install such drainage where it considers it necessary.

Minimisation Of Site Coverage And Preservation Of Landscape Qualities.

- Pergolas, verandahs, fences and open carports may be permitted within the setback zone, however it should be recognised that the greater the area of hard stand within the site, the greater the amount of run off.
- Where possible as much of an existing mature garden area as possible shall be preserved.

- Where possible co-ordinate development with neighbours to ensure parking and driveways are shared to reduce the amount of hard stand areas as well as costs.
- Amalgamate neighbouring open spaces to create large, consolidated landscaped areas even where still divided by a fence.
- Where it is unavoidable to remove big trees, replace them with new trees.
- Utilise shrubs and mulch that require minimal watering to reduce overall water usage.

2. Site Coverage

Generally, medium density development may be carried out where the areas covered by any buildings on the site do not exceed 50% of the area of the site.

(A reference here to the area covered by any building on a site means the area covered by dwellings and by garages, carports or sheds).

3. Drainage

Adequate provision should be made for control, collection and disposal of excess water by way of easements, on-site storage or by piping directly to the street gutters. (See also point 1 above - Driveways, Floor Heights and Stormwater Drainage)

4. Rain water Tanks

Council encourages the use of rainwater tanks for the retention of stormwater.

Tanks should be used to collect water for use in gardens, flushing of toilets etc. Rainwater should not be used for drinking unless a suitable filtration device is fitted to the supply.

Rainwater tanks may be defined as exempt development in certain instances. (See Exempt and Complying - Development Control Plan)

5. Water conserving tap fittings

Use ceramic seated quarter turn tap handles. Mixer taps in the kitchen are more responsive and can help conserve water.

6. Dual flush toilet cistern

Each individual toilet flush can consume around 12 litres of water. Having the choice of half or full flush can significantly reduce water wastage in the household.

7. Shower rose flow restrictor

An inexpensive way to reduce water consumption in the shower is to fit a flow restrictor behind the shower rose. Flow restrictors of various sizes can be fitted to achieve different reductions in flow rates.

8. Water saving shower rose

The normal shower rose allows around 15 litres through every minute. Water conserving shower roses can reduce this by up to half without a great difference in the quality of the shower, but a big difference in the amount of water and energy consumed.

9. Site Drainage

The primary source of run-off in residential areas is the individual building lot where numerous opportunities exist to 'hold and use the rain where it falls'.

Two basic ways to limit run-off are:

- Provision of rainwater tanks;
- Design and construction of paved areas, which drain to, grassed areas.

10. Building Sites

All building sites (including subdivisions) are by their nature, prone to soil loss in the event of heavy or sustained rain. The amount of siltation, which may occur, is directly related to the amount of disturbance of vegetation on the site. Most sites are extensively cleared prior to development. Protection of the environment from siltation of drains, streams etc. is desirable from the point of view of water quality as well as lead contamination issues.

There are a number of simple and effective methods to reduce erosion and siltation in the event of a rainfall event. See (Appendix A) with regard to appropriate methods of site development and run off control. Information sheets are included with all Development Application 's and copies are available from Council's Environmental Services Department if required.

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APPENDIX A - Broken Hill City Council – Sediment/Erosion Guidelines (4 pages)

CITY OF BROKEN HILL
DEVELOPMENT CONTROL PLAN NO. 12
STORMWATER COLLECTION,
USAGE and DISPOSAL

Adopted by Council

June 26, 2002

Amendment Adopted

September 28, 2005