

## **Section 26 – Site Specific Development Controls**

### **26.1 Preamble**

Traditionally, stormwater has been considered a nuisance to be disposed of as efficiently as possible. Engineered drainage systems have commonly replaced natural creeks, streams and swamps. This has led to a drainage system that efficiently transports stormwater and its pollutants to downstream water bodies while at the same time removing natural creek features and processes that improve water quality and reduce annual discharges.

Both the NSW Department of Environment & Climate Change (DECC) and Council recognise that “source control” is an appropriate and effective strategy to deal with this issue. The principal technique is to store an initial volume of rainfall on each new development site in “site discharge controls” emulating the runoff characteristics of more natural site conditions.

Treatment of water borne pollutants is also an integral part of the element and is dependant on the type of site discharge control chosen as different discharge control devices have different inherent treatment characteristics. The storage of the initial volume of water from each rainfall event will ameliorate the effects of increased development on flooding. Flooding is a natural process and will continue regardless of the level of development in the catchment. Widespread compliance with this element will reduce the frequency of minor nuisance flooding.

#### **26.1.1 Aims**

The aims of this section of the DCP are to:

- Prevent the export of sediment from the site during construction;
- Set a minimum standard for the collection and management of stormwater on development sites;
- Protect natural drainage lines and waterbodies;
- Prevent litter, sediment, nutrients and oils from entering waterways;
- Ensure stormwater is controlled in a way that minimises nuisance to neighbouring properties;
- Ensure appropriate easements are provided over existing drainage systems on private property; and
- Assist in the efficient use of mains water.