WSUD and development in the North West Growth Centre

This fact sheet summarises Blacktown City Council’s requirements for WSUD on its lands across the North West Growth Centre.

Overview

We recognise that WSUD is necessary to reduce the impact of urban development on our catchments and waterways.

The North West Growth Centre (NWGC):
- covers about 10,000 hectares of land
- will accommodate up to 70,000 new homes
- will account for a total population of around 200,000 people.
- is divided into 16 Precincts, 12 of which are in the Blacktown Local Government Area.

The NSW Government releases the precincts in stages to allow for the proper planning and coordination of infrastructure delivery.

We work closely with the NSW Government to produce a Precinct Plan for each land release area. The Precinct Plan includes the zoning changes and introduction of development controls.

We also prepare a Section 94 Contributions Plan for the release area to cover the costs of providing local infrastructure.


These documents include stormwater management targets to be met through WSUD treatment measures, and should be read with the individual Precinct Planning Stormwater Management Strategies.
Water Sensitive Urban Design (WSUD) Fact Sheet

Providing stormwater management in the NWGC

Blacktown City Council provides:
- regional stormwater detention for all development.
- supplementary regional water quality treatment for R2 land and public roads in all land use types.

Developers provide:
- On-lot stormwater treatment for all land use other than land zoned R2, low density residential. There may be an option to contribute to regional water quality treatment schemes through payment of a voluntary contribution for development within land zoned R3, medium density residential. Refer to Council Policy 00520 (available on our website).
- On-lot stormwater reuse complying with BASIX and DCP requirements.
- Temporary OSD and water quality treatment systems may be required until regional measures are in place.

Flood controls

Development within the NWGC will significantly increase the impervious surface area, resulting in much larger volumes of stormwater runoff. This has the potential to cause local stormwater flooding hazards and contribute to river flooding.

We are building large regional flood detention basins (funded through Section 94 Developer Contributions) so that on-site stormwater detention (OSD) measures are not required. However, temporary on-site stormwater detention may be required until regional basins are completed.

Water conservation

Water conservation measures are being implemented throughout the LGA to encourage the use of recycled or locally collected water for non-potable purposes. This is to ensure the sustainable use of our limited drinking water resource.

All residential development is to comply with BASIX and the Development Control Plans as applicable. All business and industrial development should supply 80% of their non-potable demand through rainwater re-use.
Meeting the Water Quality Controls in the North West Growth Centre

Zoning of your development (in the NWGC)

- **Residential R2**: These developments will meet their requirements through payment of their Section 94 contribution. The contribution is set through the respective Contributions Plan. Temporary on-site works may be required, where regional basins are not yet built. This will be discussed at a pre-lodgement meeting.

- **Residential R3 small lot product**: Apply for the voluntary stormwater treatment contributions scheme?
  - Yes
    - Application successful - S94 scheme has sufficient capacity.
  - No
    - Application unsuccessful

- **Traditional R3 Residential R4, Industrial or Business**: Council assesses the application against the capacity of the S94 funded scheme in that catchment area

**Option 1**: Enter into a VPA and pay the monetary contribution in lieu of doing works on site.

**Option 2**: Meet water quality requirements on-lot according to Council’s requirements (the development application must be accompanied by a MUSIC model).

**Option 3**: Meet water quality requirements on-lot through the use of the on-line Deemed to Comply Tool (S3QM).

**R3 voluntary stormwater treatment contributions scheme**

Council Policy 000520 NWGC Voluntary Stormwater Treatment contributions, allows developers of small lot housing product on R3 medium density residential land to apply to pay a monetary contribution or complete works in lieu of on-site stormwater treatment.

These contributions are called ‘voluntary stormwater treatment contributions’. Approved applications for voluntary stormwater treatment contributions are subject to the applicant entering a Voluntary Planning Agreement (VPA).

Applications must be in writing and include details of the proposed development and whether any works are proposed in addition to monetary contribution.

Each application will be assessed on merit, based on whether the proposed S94 stormwater management facilities and SP2 drainage zoned land serving the development has enough capacity to accommodate the extra demand from the development.

Applications not approved must provide on-site stormwater treatment.

The contribution rate will be published in our Schedule of fees and charges. In 2016 the calculated rates are:

- **Administration Fee**: $1,000 plus 2% of capital and lifecycle costs
- **Investigation Fee**: $4,500
- **Capital contribution**: $1,060/m² of treatment area
- **Lifecycle contribution**: $780/m² of treatment area
Resources for development in the NWGC


3. Blacktown City Council’s on-line Deemed to Comply Tool (Small Scale Stormwater Quality Model). This will assist you to identify what targets need to be met, based on the size, location and type of development and then provide appropriately sized solutions to meet your requirements.

If you choose not to use the on-line Deemed to Comply Tool (S3QM) you must submit a MUSIC model developed by a suitably qualified civil engineer.


5. Blacktown City staff. We recommend applicants attend a ‘Pre-Lodgement Meeting’. We provide this service to applicants so they can discuss and receive preliminary advice for a development proposal. This service has the benefit of providing comprehensive early advice, highlighting issues, avoiding possible future conflicts and achieving a smoother assessment process. To book a meeting call our customer service centre, a duty planner, or use the on-line ‘Request for Pre-Application Meeting’ form on our website.


7. A pre Development Application self-assessment Checklist. This is available on our website and must be submitted with the development application. Cost estimate forms are also available. www.blacktown.nsw.gov.au/Resident_Services/Application_Forms/Development_Construction_Forms

Resources for meeting WSUD targets

- Blacktown City Council’s Engineering Guide for Development 2005
- Blacktown City Council Civil Works Specification
- WSUD Developer Handbook
- WSUD Standard Drawings

For further enquiries contact
Blacktown City Council on (02) 9839 6000.
www.blacktown.nsw.gov.au