

COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

Applies to

This Component applies to:

- subdivision;
- commercial, industrial, rural, tourist and public building development;
- all residential development, including alterations and additions; and
- change of use (depending on scale), undertaken in the Coffs Harbour Local Government Area.

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

8 August 2013

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component of the DCP provides the principles of integrated water cycle management as applied in the Coffs Harbour Local Government Area.

C8.1 WATER CONSERVATION CONTROLS

C8.1.1 Objectives

1. To reduce per-person mains consumption of drinking water and wastewater discharge.
2. To harvest rainwater and urban stormwater runoff for use.
3. To safeguard the environment by improving the quality of water runoff.
4. To plan and manage water as a valuable and finite regional resource on a total water cycle basis.

DCP COMPONENTS

PART A - INTRODUCTORY AND GENERAL INFORMATION

COMPONENT A1 ADMINISTRATION
COMPONENT A2 NOTIFICATION AND PUBLIC PARTICIPATION

PART B - LAND USE SPECIFIC INFORMATION

COMPONENT B1 SUBDIVISION REQUIREMENTS
COMPONENT B2 RESIDENTIAL DEVELOPMENT REQUIREMENTS
COMPONENT B3 BUSINESS DEVELOPMENT REQUIREMENTS
COMPONENT B4 INDUSTRIAL DEVELOPMENT REQUIREMENTS
COMPONENT B5 RURAL DEVELOPMENT REQUIREMENTS
COMPONENT B6 POST EUROPEAN HERITAGE REQUIREMENTS
COMPONENT B7 BIODIVERSITY REQUIREMENTS

PART C - ISSUE SPECIFIC INFORMATION

COMPONENT C1 DESIGN REQUIREMENTS
COMPONENT C2 ACCESS, PARKING AND SERVICING REQUIREMENTS
COMPONENT C3 LANDSCAPING REQUIREMENTS
COMPONENT C4 ADVERTISING SIGNS REQUIREMENTS
COMPONENT C5 SEX SERVICES PREMISES REQUIREMENTS
COMPONENT C6 MINOR EARTHWORKS REQUIREMENTS
COMPONENT C7 WASTE MANAGEMENT REQUIREMENTS
COMPONENT C8 INTEGRATED (NATURAL) WATER CYCLE MANAGEMENT REQUIREMENTS

PART D - HAZARD MANAGEMENT INFORMATION

COMPONENT D1 EROSION AND SEDIMENT CONTROL REQUIREMENTS
COMPONENT D2 CONTAMINATED LAND MANAGEMENT REQUIREMENTS
COMPONENT D3 FLOODING AND COASTAL HAZARD REQUIREMENTS

PART E - LOCALITY BASED SPECIAL INFORMATION

COMPONENT E1 COFFS HARBOUR REGIONAL AIRPORT (DEFERRED)
BOAMBEE CREEK
COMPONENT E2 COFFS HARBOUR CITY PLAN
COMPONENT E3 HEARNES LAKE / SANDY BEACH (DEFERRED)
COMPONENT E4 KORORA LARGE LOT RESIDENTIAL
COMPONENT E5 MOONEE (DEFERRED)
COMPONENT E6 NORTH BOAMBEE VALLEY (EAST)
COMPONENT E7 NORTH BONVILLE
COMPONENT E8 SAWTELL VILLAGE PRECINCT
COMPONENT E9 SOUTH COFFS
COMPONENT E10 WEST COFFS
COMPONENT E11 WEST WOOLGOOLGA
COMPONENT E12 PACIFIC HIGHWAY DEVELOPMENT SETBACK AREA
COMPONENT E13 HALLS ROAD BUSINESS PRECINCT
COMPONENT E14 TOURIST DEVELOPMENT PRECINCTS
COMPONENT E15

PART F - GLOSSARY AND APPENDIX

COMPONENT F1 GLOSSARY
COMPONENT F2 APPENDIX 1

C8.1.2 Controls – Residential Development

- i) Applicants are to comply with the requirements of BASIX. In this regard, a BASIX certificate will be required to accompany relevant Development Applications (DA).

C8.1.3 Controls – Non-Residential Development

a) General

- i) Applicants are to comply with the controls contained in the following Council policies:
- Coffs Harbour City Council [Water Sensitive Urban Design Policy 2009](#);
 - Coffs Harbour City Council [Floodplain Development and Management Policy](#) (1992 and 2005).
- ii) The following water saving measures are to be incorporated into non-residential buildings:
- provide all irrigation of public and private open space by sub-surface, drip irrigation systems controlled by timers and soil moisture or rainfall sensors. Use non-potable water for watering gardens and landscape features;
 - all water fixtures in non-residential buildings including public facilities must demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme. Minimum WELS ratings are:
 - 4 star or greater dual-flush toilets;
 - 3 star or greater showerheads;
 - 3 star or greater taps (for all taps other than bath outlets and garden taps);

- 3 star or greater urinals (manual or sensor operated (excluding waterless)); and
- water efficient washing machines (4.5 star) and dishwashers (4.5 star) are to be specified and used wherever possible;
- stormwater runoff control, capture and reuse, including water quality management in accordance with Council's WSUD Policy and Guidelines;
- specify operating details for swimming pools and water features including filling, draining and maintenance activities. Covers are to be included in the design and operational aspects of swimming pool installations;
- the percentage of proposed roof area directed to a rainwater tank must be maximised to increase the effectiveness and reliability of the reuse system;
- industrial and commercial developments must install rainwater tanks to meet a minimum of 80% of their non potable water demand for outdoor use, toilets, laundry, hot water, wherever possible;
- water use within public and private open space (for uses such as irrigation, pools, water features) must be supplied from non potable sources such as, roof water and harvested stormwater to meet a minimum of 80% of the demand and treated to relevant Australian Government or Australian Standards or Guidelines as applicable (local, NSW State, Commonwealth); and

- with respect to refurbishments and refits and; where consumption is relatively minor, compliance might be achieved simply by implementing demand management measures alone. In all cases evidence must be provided to Council by way of a report which defines:
 - current demand; and
 - demonstrates how future demand will be reduced by the relevant performance target; and
- demand management measures include the following examples noting the list is not exhaustive:
 - use of aerators on existing and proposed taps;
 - flush arresters on existing toilets;
 - trigger nozzles on all hoses and pre rinse spray valves in kitchens; and
 - automatic shut off for all public hand basin taps and showers.

iii) Alternatives to the above water savings methods can be presented to Council and will be assessed on merit.

Note: Applicants are required to provide certification prior to occupation from a suitably qualified professional that the above requirements have been met.

b) Alternative Water Supply and Treatment Options

- i) Where achievable, drinking water should not be drawn on for the following uses in non-residential development, unless as a backup supply:
- toilet and urinal flushing;
 - fire service testing;
 - clothes laundering;
 - hosing-down; and
 - car washing.

Note: As long as 'fit for purpose' treatment measures, appropriate to the water source and the water end uses, are applied, alternative water sources for non-potable uses may include:

- rainwater harvested from roofs; or
- treated wastewater from the development, stormwater or grey-water (such as collected from showers, hose-down, car wash or laundry facilities).

Note: All proposed grey-water re-use shall be demonstrated to comply with the NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises DWE 08_092 May 2008
http://www.waterforlife.nsw.gov.au/sites/default/files/publication-documents/Greywater_guidelinesMay2008.pdf

- ii) Council operates a recycled water distribution system that is accessible along some areas of the coastal strip and adjoining foothills of the Coffs Harbour Local Government Area (LGA).

Suitability for connection to Council's system is subject to application to Coffs Harbour Water.

The following usages are generally suitable:

- irrigation for urban recreational and open space;
- irrigation for agriculture and horticulture;
- fire protection and control use;
- industrial use;
- municipal Use (parks, gardens, sporting facilities); and
- road making and dust control,

(the above uses may be subject to various on-site control measures).

Connections to Council's system is not suitable, nor permitted for:

- potable water use;
- dual reticulation, toilet flushing, washing machines, garden use; and
- dual reticulation (indoor use or outdoor use),

and no obligation is made by Council to provide supply security to users of the system.

c) Cooling Towers

- i) Cooling towers, or other forms of evaporative coolers for the provision of cooled air to, or the rejection of heat from, heating, ventilation, air conditioning, chilling or refrigeration systems, must (except in the case of emergency, such as failure of the particular water supply), draw 100% of their water use from an alternative water supply. Suitable alternative water supplies include harvested rainwater or appropriately treated wastewater from the Development, stormwater or grey-water (such as collected from showers, hose-down and carwash or laundry facilities).