



INFORMATION GUIDE

Stormwater & Wastewater Guidelines for Development Applications

The City of Port Augusta is looking forward to ongoing future development for the City and the region. One of the most important issues for the Port Augusta City Council is the efficient use of its water resources. This document is intended to guide developers in the early stages of their project to achieve water resource efficiency.

Before new developments can be implemented, the Council must consider whether the development is in line with its plans.

The Council's Strategic Plan has the following aims:-

- Reduction of effluent and stormwater into Gulf waters.
- Reduction in use of River Murray water.
- Move towards becoming a "Green" city.
- Enhance and extend effective water management.

Council's Development Plan has similar aims:-

- Development should take place in a manner which will not compromise the utilisation, conservation or quality of water resources or capacity for natural systems to restore or maintain water quality.
- Development should occur in a manner which will not have an adverse impact on surface or underground water resources.
- Stormwater systems for buildings and recreational ground areas should maximise the potential for stormwater harvesting and reuse, and minimise the impact on natural drainage systems.

The Council has also initiated a city-wide program focused on "Waterproofing the City" to minimize dependence on water from the River Murray. A Stormwater Management Plan is being developed which will enable efficient use of this valuable resource. Under the plan, stormwater will be collected wherever possible, harvested, treated and then stored for reuse. In a similar strategy, all wastewater from the city is seen as a resource – SA Water & Council are working together to reclaim and reuse as much wastewater as possible that is generated throughout the city.

The State Government has similar objectives for Port Augusta. The recently developed Master Plan for Port Augusta gives priority to ensuring South Australia's water resources are managed within sustainable limits. All developments should incorporate the ongoing efficient use of water into their planning and design. Developments and land divisions must also seek to maximize on-site water capture, treatment, storage and re-use practices.

If any proposed development results in an extension or augmentation of the existing infrastructure, the developer(s) will be required to meet the additional costs associated with these infrastructure works. In areas where more than one development is occurring, it may be necessary for SA Water to establish an augmentation charge for that area to equitably share the costs among those requiring and/or benefiting from the provision of additional infrastructure.

Developers are also required to meet the costs of providing all water supply mains and wastewater collection and transport sewers within their development site, including (but not limited to) water and wastewater pumping stations, pumping mains and water tanks.

Council will require developers to meet the principles and aims of Water Sensitive Urban Design (WSUD) as outlined in the WSUD Framework, Planning SA.

WSUD provides for the sustainable use and re-use within developments of water from various sources, including rainwater, stormwater, groundwater, mains water and wastewater (including 'greywater' and 'blackwater'). There are many different WSUD measures or tools which can be adopted, depending on the size and nature of the development or building. Residential, commercial and industrial developments and buildings can all apply WSUD measures. As well as a range of technical measures, WSUD is a philosophy and methodology which when applied to design and development integrates the complete urban water cycle within urban development.

To achieve the WSUD Framework targets, all new development should incorporate appropriate WSUD approaches and features. Land Developers have a key role to play, particularly by integrating WSUD approaches early in the planning and design process to minimize costs and maximize outcomes, and also by identifying cost-effective WSUD innovations in design and construction.

In order that all of the above can be considered before new land development approvals are given, Council require that Developers submit overall concept plans and management plans for stormwater and wastewater with their initial application.

Council's new requirements include:-

Stormwater to be directed to appropriate detention/retention facilities within the proposed development with the ability for this water to then be directed to nominated wetlands/injection sites. The Council's Stormwater Management Plan details strategic directions adopted by Council re collection /treatment /storage /reuse of this resource.

Council now requires all proposed developments to include these details in the initial development application regarding stormwater:-

- Collection system within development.
- Detention/retention facilities provided by developer.
- Delivery to Council's stormwater treatment/ Managed Aquifer Recharge facilities (if available).

Developers are to be aware that Council may determine the degree of stormwater storage and/or treatment for new developments as part of the conditions imposed on development approvals.

Wastewater facilities planned for new land divisions will need to fit in with the Council's Strategic Plan: it is no longer acceptable to simply consider connection to SA Water's sewerage system as a single option. The developer will be required to consider:-

- Community scale wastewater treatment arrangements.
- Delivering wastewater to existing local treatment facilities (if available).

The collection of wastewater from all dwellings will be required as part of the proposed infrastructure. Septic tanks are no longer a preferred option; instead, sewage collection systems will be designed by the developer to direct wastewater to nominated pump stations /local wastewater treatment plant. For larger proposals (eg 300 or more lots), developers should consider the provision of a package –type wastewater treatment plant as part of the proposal. It may also be feasible to consider a community scale wastewater treatment plant for a larger section of the town. This option will require financial contribution by the developer.

These stormwater and wastewater systems will be considered before any approval is given by Council for the proposed development.

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