

14 August 2012

Dear Councillor/Sir/Madam

You are invited to attend an **WORKS AND INFRASTRUCTURE COMMITTEE** of Ashfield Council, to be held on Level 6, Civic Centre, 260 Liverpool Road, Ashfield on **TUESDAY 21 AUGUST 2012 at 7:00 PM** or at the conclusion of the Budget & Operations Review Committee.

SEE ATTACHED AGENDA

WORKS AND INFRASTRUCTURE COMMITTEE - 21 AUGUST 2012

AGENDA

- 1. OPENING**
- 2. ACKNOWLEDGEMENT OF LOCAL INDIGENOUS COMMUNITY**
- 3. APOLOGIES/REQUEST FOR LEAVE OF ABSENCE**
- 4. DISCLOSURES OF INTEREST**

Disclosures to be made by any Councillors who have a pecuniary / non-pecuniary interest in respect of matters that are before Council at this meeting.
(21/08/2012)

- 5. CONFIRMATION OF MINUTES OF COUNCIL/COMMITTEES**
WORKS AND INFRASTRUCTURE COMMITTEE - 19/06/2012

- 6. PRESENTATION BY LYLE MARSHALL & ASSOCIATES**
PARKING & TRAFFIC STUDY SCOPE

- 7. STAFF REPORTS**
7.1 ASHFIELD COUNCIL'S STORMWATER MANAGEMENT CODE

- 8. GENERAL BUSINESS**

Subject	ASHFIELD COUNCIL'S STORMWATER MANAGEMENT CODE
File Ref	STORMWATER>CODE FOR DEVELOPMENT
Prepared by	Peter O'Sullivan - Design & Development Engineer
Reasons	Request by Council to report on Council's Stormwater Management Code regarding any proposed amendments
Objective	To clarify if any amendments to Council's Stormwater Management Code are required

Overview of Report

In September 2011, a report to Council regarding the determination of a development at 9 Northcote Street Haberfield, also proposed that various amendments should be made to Council's current Stormwater Management Code (SMC). These proposed amendments to the SMC were not approved and it was resolved that a further report on the SMC regarding any proposed amendments be prepared for council.

This report identifies that any amendments to the SMC should not be permitted without sound technical backing which would be able to stand up to the rigors of any possible legal challenge.

Background

The aim of Council's SMC is to provide a clear statement of policy, requirements and methods relating to stormwater drainage for residential, commercial, industrial and all other types of development. The Code assists in the submission of the necessary information required to expedite Council approvals and has served this Council in its present form well since its adoption in 1995.

It is recommended that no new amendments to the SMC are necessary at the present time as it is currently consistent in its requirements and outcomes with surrounding Councils, which only adds its accountability to both residents and developers. Ad hoc changes to the SMC as suggested in the DA report for 9 Northcote St Haberfield, which are not based on any technical input, could only lead to possible legal challenges at a future date.

The current SMC does require having certain terminology updated (which are not of a technical nature) in regards to certain Government Acts and procedures which in itself have become outdated since 1995 and therefore at some stage should be updated to reflect these changes.

ASHFIELD COUNCIL'S STORMWATER MANAGEMENT CODE

Council is currently undertaking a flood study within its LGA. Once the results of this flood study have been completed and approved by Council there will be the need to amend Council's SMC, at which time the document can also be reviewed for terminology updates.

Financial Implications

N/A

Other Staff Comments

N/A

Public Consultation

N/A

Conclusion

The conditions in the SMC should be complied with for all Development Applications and any suggested amendments should not be approved unless sound technical backing is provided to support any deviations from the SMC. It has been identified that the SMC does require a review to reflect terminology updates and some outdated procedures.

Also the results of Council's Flood Study for the LGA, currently being undertaken, may also require additional amendments to the SMC to incorporate the results of this flood study.

Considering the above a review of Council's SMC should be undertaken on completion of the flood study.

ATTACHMENTS

There are no supporting documents for this report.

RECOMMENDATION

1/2 That Council note the content of this report.

2/2 That once the results of the flood study are completed Council's Stormwater Management Code is to be reviewed and amended for Council's endorsement.

TONY GIUNTA
Acting Director Works & Infrastructure Services