



# Community & Environment Committee

**Agenda:** *Community & Environment Committee*

**Date:** *Monday 19 December 2005*

**Time:** *6.00pm*

## **Outline Of Meeting Protocol & Procedure:**

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

## **Delegated Authority (“D” Items):**

- Community Services and Programmes.
- Health.
- Liquor Licences.
- Fire Protection Orders.
- Residential Parking Schemes (surveillance and administration).
- Traffic Management (Traffic Committee Recommendations).
- Waverley/Woollahra Process Plant.
- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolution).
- Confirmation of the Minutes of its Meeting.
- Any other matter falling within the responsibility of the Community and Environment Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed below.
- Library Services
- Licensing.
- Regulatory.
- Waste Minimisation

## **Recommendation only to the Full Council (“R” Items):**

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Matters which involve broad strategic or policy initiatives within responsibilities of the Committee.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters delegated to the Council by the Traffic Authority of NSW.
- Matters not within the specified functions of the Committee, or which are not the subject of a Business Agenda (current or past).
- Matters reserved by individual Councillors, in accordance with any Council policy on "safeguards".
- Parks and Reserve Plans of Management (Strategies, Policies and Objectives)
- Residential Parking Schemes - Provision and Policies

## **Committee Membership:**

7 Councillors

## **Quorum:**

The quorum for a Committee meeting is 4 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

14 December 2005

To: The Mayor, Councillor Andrew Petrie, ex-officio  
Councillors Anthony Boskovitz (Chair)  
Claudia Cullen  
Marcus Ehrlich  
Tanya Excell  
Julian Martin  
Fiona Sinclair King  
John Walker

Dear Councillors

### **Community & Environment Committee Meeting – 19 December 2005**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Community and Environment Committee** to be held in the **Dining Room, 536 New South Head Road, Double Bay, on Monday 19 December 2005 at 6.00pm.**

Gary James  
General Manager

## Meeting Agenda

<b>Item</b>	<b>Subject</b>	<b>Pages</b>
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

### **Items to be Decided by this Committee using its Delegated Authority**

D1	Confirmation of Minutes of Meeting held on 28 November 2005	1
D2	Woollahra Traffic Committee Minutes 1 November 2005	2
D3	Response to Notice of Motion – Increasing problem of limited water resources	11

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 28 November 2005**  
**Author:** Les Windle, Manager - Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 28 November 2005 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

**Recommendation:**

That the Minutes of the Community and Environment Committee Meeting of 28 November 2005 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** D2 Delegated to Committee  
**Subject:** **WOOLLAHRA TRAFFIC COMMITTEE MINUTES  
1 November 2005**  
**Author:** Warwick Hatton, Director – Technical Services  
**File No:** See Traffic Committee Minutes  
**Reason for Report:** For the Committee to consider the recommendations of the Woollahra Traffic Committee.

**Recommendation:**

THAT the Recommendations contained in the minutes of the Woollahra Traffic Committee meeting held on Tuesday 6 December 2005, Items Y1-Y7 be adopted.

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**Warwick Hatton**  
**Director – Technical Services**

# Woollahra Local Traffic Committee Minutes

The meeting of the Woollahra Local Traffic Committee was held in the Council Committee Room, Double Bay, on Tuesday 6 December 2005 at 10.00am.

## 1. Attendances

### Committee Members:

Present: Mr Warwick Hatton (Chairman) (Woollahra Municipal Council)  
Mr Navin Prasad (Roads and Traffic Authority)  
Ms Robyn Attuell (Clover Moore MP Representative)  
Snr Const David Cattell (Rose Bay Police - Traffic)  
Mr Tarek Sabih (Sydney Buses)

Staff: Mr Alan Opera (Woollahra Municipal Council)  
Mr Frank Rotta (Woollahra Municipal Council)  
Ms Armodee Reece (Woollahra Municipal Council)

### Also in Attendance:

Mr John McDonagh (Harbour View Park Residents' Group)

Apologies: Ms Carol Freeman (Peter Debnam MP Representative)

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## 2. Minutes of Previous Meeting

The minutes of Meeting No.10/05 held in Council Chambers, Double Bay, on Tuesday 1 November 2005 were confirmed by Mr Navin Prasad and Ms Robyn Attuell.

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## 3. Matters Arising from Minutes of Previous Meetings

Nil

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## 4. Local Traffic Committee recommendations not adopted or amended by Woollahra Council Community & Environment Committee

Nil

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## 5. Extraordinary Meetings

LTC Item Y11: Proposal for Temporary One-Way Movement in Greenoaks Avenue, Darling Point  
LTC Item Y12: Proposal for Children's Christmas Carnival in Guilfoyle Park on Saturday 10 December 2005.

## 6. Late Item/Correspondence

Late Correspondence: Item Y7 Double Bay Street Festival - LTC September 2005.

Festival has been postponed until February 2006. No exact date has been confirmed. Additional details will need to be reported through an Extraordinary Meeting prior to the next LTC meeting on Tuesday 7 February, 2006.

Late Correspondence: Item Y1-3 Benelong Crescent, Bellevue Hill – LTC September 2005.

Resolution adopted by Community & Environment Committee on 19 September 2005 stated:

- A. *That the proposed No Parking zone not be introduced.*
- B. *That the Police monitor traffic accidents at this location and report back to the Woollahra Local Traffic Committee in December 2005.*

Senior Constable David Cattell reported back to the LTC that accident history at this location reports three (3) accidents in the vicinity of Benelong Crescent between July 2005 and December 2005. Of the recorded accidents, two (2) were recorded as Major Traffic Crash at the intersection of Birriga Road and Benelong Crescent (in the roundabout) and one as a minor accident in Benelong Crescent. None of these accidents was attributed to the road alignment in Benelong Crescent.

The LTC considered that the accident history at this location did not warrant any further action at this location.

Late Correspondence: Excessive Street Signs

As a result of a report to the Community & Environment Committee on 28 November, 2005, a draft Guidelines For Parking Signs has been prepared and referred to the LTC for review prior to the first LTC meeting next year.

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## 7. Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**Item No:** Y1 Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**SUBJECT:** PARKING RESTRICTIONS CHANGES

**Author:** Frank Rotta – Traffic Engineer

**File No:** (Refer to Table 1)

**Reason for Report:** Various parking restriction changes throughout the Woollahra Council area.

### Recommendation:

#### **Item Y1-1: Dumaresq Road, Rose Bay – Relocation of ‘No Stopping’ sign**

1. That the current ‘No Stopping’ (Arrow left) sign on ELP No. SY00899 be relocated 2.5 metres in a northerly direction to allow the retention of a car space adjacent to the cul-de-sac.

#### **Item Y1-2: Kilminster Lane, Woollahra – Provision of Give Way sign**

1. That a ‘Give Way’ sign (facing south) be installed on ELP No. SY21348 located on the prolongation of the eastern boundary of Kilminster Lane, 2.7 metres north of the southern boundary of Forth Street, Woollahra.



**Item Y1-3: Glenmore Road, Edgecliff – Reinstatement of Loading Zones**

1. That 6 metres of 'Loading Zone 9.00am-4.30pm Mon-Sat' be installed on the western side of Glenmore Road immediately south of the road blister being constructed just south of New South Head Road, Edgecliff.
2. That 6 metres of 'Loading Zone 9.00-4.30pm Mon-Sat' be installed on the eastern side of Glenmore Road immediately south of the vehicular access to No.133 New South Head Road off Glenmore Road, Edgecliff.

**Item Y1-4: Ocean Street, Woollahra – Extension of Edgelines**

1. That the edgeline on the western side of Ocean Street, Woollahra be extended from outside No.112 Ocean Street in a southerly direction and then returned into the northern side of Jersey Road at its intersection with Ocean Street, Woollahra.

**Item Y1-5: Tivoli Avenue, Rose Bay – Extension of No Stopping zone**

1. That the 'No Stopping' zone across the driveway to Kambala's waste bin area in Tivoli Avenue, just south of Bayview Hill Road be extended in a southerly direction by 1 metre to enable satisfactory access to this area by Council's waste collection trucks.

**Item Y1-6: Artlett Street (off Reddy Street), Edgecliff – Provision of No Stopping signposting**

1. That 6 metres of 'No Stopping' (Arrow Left) restrictions be provided adjacent to the car park space in the "stub" section of Artlett Street of Reddy Street to maintain satisfactory access to No.494 Glenmore Road, Edgecliff.

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**Item No:** Y2 Traffic Matters on Local Roads – Recommendation to C&E for Consideration.

**SUBJECT:** **EDGECLIFF ROAD, WOOLLAHRA – PEDESTRIAN SAFETY**

**Author:** Alan Opera – Team Leader, Traffic & Transport

**File No:** T148

**Reason for Report:** Request from residents/locals for pedestrian facilities to be introduced in Edgecliff Road, Woollahra between Forth Street and Bathurst Street.

**Recommendation:**

- A. That pedestrian and vehicular movements are considered insufficient to justify action being taken to provide a pedestrian crossing in Edgecliff Road west of Magney Street. The crossing movements observed west of Robinson Lane are movements largely diverted from crossing points further east on Edgecliff Road.
- B. That a proposal for improved pedestrian facilities in Edgecliff Road between Magney Street and Bathurst Street be developed and referred to April 2006 Traffic Committee meeting for consideration.

**Item No:** Y3 Traffic Matters on State Roads – Recommendation to C&E for Consideration  
**Subject:** **2006 MARDI GRAS – GLENMORE ROAD, PADDINGTON**  
**Author:** Alan Opera – Team Leader, Traffic & Transport  
**File No:** T191  
**Reason for Report:** Request from the Parade Working Group - New Mardi Gras for temporary part closure of Glenmore Road Paddington.

**Recommendation:**

- A. That Council advise the Parade Working Group - New Mardi Gras that it raises no objection to Glenmore Road, Paddington being made one-way northbound from Oxford Street to Campbell Avenue between 5.00pm on Saturday 4<sup>th</sup> March 2006 and 3.00am on Sunday 5<sup>th</sup> March 2006, subject to the organisers:
- i) Obtaining approval from the RTA, and,
  - ii) Providing satisfactory traffic arrangements and signposting at no cost to Council, and,
  - iii) Notifying the changes by letter drop to all residents/owners of premises in Glenmore Road, between Oxford Street and Campbell Avenue, and,
  - iv) Placing a notice in the Wentworth Courier at least 7 days prior to the event.

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**Item No:** Y4 Traffic Matters on Local Roads – Recommendation to C&E for Consideration.  
**SUBJECT:** **141 vICTORIA ROAD, BELLEVUE HILL – WORKS ZONE**  
**Author:** Frank Rotta – Traffic Engineer  
**File No:** 407.G Pt6  
**Reason for Report:** Request for a 22m Works Zone for 52 weeks

**Recommendation:**

- A. That approval be granted for a Works Zone to be temporarily installed for No.141 Victoria Road, Bellevue Hill. The length of the proposed Works Zone is to 10 metres, and it is to be located on the eastern side of Victoria Rd across the triple driveway at the northern end of the site. The Works Zone shall extend from the prolongation of the common boundary between 139 and 141 Victoria Rd in a southerly direction for a distance of 10 metres and is subject to the following conditions:
- i. Any directive provided by the NSW Police Department is to be complied with.
  - ii. The Works Zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am - 1.00pm Sat, for a period of 35 weeks commencing 30 January, 2006.
  - iii. Existing parking restrictions are to be maintained outside of the operational hours of the Works Zone.
  - iv. Suitable traffic control measures are to be put in place to manage truck movements to and from the excavation site.

- v. The applicant must ensure that the traffic lanes, footpaths and driveways, adjacent to the Works Zone, remain free of obstruction at all times during the construction.
  - vi. The applicant must inform Council's Traffic Engineer when the project is completed and the Works Zone can be removed.
  - vii. This Works Zone is in a residential area. The fee payable shall be in accordance with Council's adopted fees and charges applying to the period for which the approval is given, and must be paid prior to the Works Zone being installed. Should the Works Zone be required for a shorter period, application may be made for a pro-rata refund.
  - viii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council's discretion.
  - ix. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.
  - x. Should the Works Zone be required for additional hours of operation on any particular day, any amendment will require the approval of the Woollahra Traffic Committee.
- B. That the applicant notifies all adjacent residents and business owners by a letterbox drop of the conditions of the Works Zone.

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**Item No:** Y5 Traffic Matters on Local Roads – Recommendation to C&E for Consideration.

**SUBJECT:** 33A HOPEWELL STREET ( REAR OF 52 GLENMORE ROAD),  
PADDINGTON – WORKS ZONE

**Author:** Frank Rotta – Traffic Engineer

**File No:** 407.G Pt 6

**Reason for Report:** Request for a 10m Works Zone for 30 weeks.

**Recommendation:**

- A. That approval be granted for a Works Zone to be temporarily installed for No.33a Hopewell Street (rear of 52 Glenmore Road), Paddington. The length of the proposed Works Zone is to be 11.2 metres, and it is to be located on the eastern side of Hopewell Street generally across the site frontage and including the current driveway to the site. The Works Zone shall extend from the prolongation of the common boundary between 33 & 33A Hopewell Street (rear of 50 & 52 Glenmore Road) in a northerly direction for a distance of 11.2 metres and is subject to the following conditions:
- i. Any directive provided by the NSW Police Department is to be complied with.
  - ii. The Works Zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am - 1.00pm Sat, for a period of 30 weeks commencing 20 December, 2005.
  - iii. Existing parking restrictions are to be maintained outside of the operational hours of the Works Zone.
  - iv. Suitable traffic control measures are to be put in place to manage truck movements to and from the excavation site.

- v. The applicant must ensure that the traffic lanes, footpaths and driveways, adjacent to the Works Zone, remain free of obstruction at all times during the construction.
  - vi. The applicant must inform Council's Traffic Engineer when the project is completed and the Works Zone can be removed.
  - vii. This Works Zone is in a residential area. The fee payable shall be in accordance with Council's adopted fees and charges applying to the period for which the approval is given, and must be paid prior to the Works Zone being installed. Should the Works Zone be required for a shorter period, application may be made for a pro-rata refund.
  - viii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council's discretion.
  - ix. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.
  - x. Should the Works Zone be required for additional hours of operation on any particular day, any amendment will require the approval of the Woollahra Traffic Committee.
- B. That the applicant notifies all adjacent residents and business owners by a letterbox drop of the conditions of the Works Zone.
- C. Parking restrictions revert to the pre-existing situation when the Works Zone is no longer required.

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**Item No:** Y6 Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**SUBJECT:** **GOLDMAN LANE AT THE REAR OF 376-382 NEW SOUTH HEAD ROAD, DOUBLE BAY– WORKS ZONE**

**Author:** Frank Rotta – Traffic Engineer

**File No:** 407.G Pt6

**Reason for Report:** Request for a 12m Works Zone for 39 weeks.

**Recommendation:**

- A. That approval be granted for a Works Zone to be temporarily installed in Goldman Lane at the rear of 376-382 New South Head Road, Double Bay. The length of the proposed Works Zone is to be 12 metres, and it is to be located across the existing driveways to 376-382 New South Head Road in Goldman Lane and is subject to the following conditions:
- i. Any directive provided by the NSW Police Department is to be complied with.
  - ii. The Works Zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am - 1.00pm Sat, for a period of 39 weeks commencing 16 January, 2006.
  - iii. Existing parking restrictions are to be maintained outside of the operational hours of the Works Zone.
  - iv. Suitable traffic control measures are to be put in place to manage truck movements to and from the excavation site.

- v. The applicant must ensure that the traffic lanes, footpaths and driveways, adjacent to the Works Zone, remain free of obstruction at all times during the construction.
  - vi. The applicant must inform Council's Traffic Engineer when the project is completed and the Works Zone can be removed.
  - vii. This Works Zone is in a commercial area. The fee payable shall be in accordance with Council's adopted fees and charges applying to the period for which the approval is given, and must be paid prior to the Works Zone being installed. Should the Works Zone be required for a shorter period, application may be made for a pro-rata refund.
  - viii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council's discretion.
  - ix. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.
  - x. Should the Works Zone be required for additional hours of operation on any particular day, any amendment will require the approval of the Woollahra Traffic Committee.
- B. That the applicant notifies all adjacent residents and business owners by a letterbox drop of the conditions of the Works Zone.
- C. That the applicant provide Council with a TMP and Work Method Statement outlining the proposed operation of this Works Zone prior to the installation of the signage and a trafficable footpath must be provided for pedestrians at all times.
- D. Egress from the Cosmopolitan Carpark must be satisfactorily maintained at all times.
- E. That the Loading Zones either side of the proposed Works Zone be adjusted to suit.

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**Item No:** Y7 Traffic Matters on Local Roads – Recommendation to C&E for Consideration

**SUBJECT:** 182 UNDERWOOD STREET, PADDINGTON – WORKS ZONE

**Author:** Frank Rotta – Traffic Engineer

**File No:** 407.G Pt6

**Reason for Report:** Request for a 12m Works Zone for 16 weeks.

**Recommendation:**

- A. That approval be granted for a Works Zone to be temporarily installed opposite the frontage to 182 Underwood Street, Paddington for a period of 16 weeks. The length of the proposed Works Zone is to be 8 metres, to be located in the single car parking lane opposite No.182 Underwood Street immediately west of the driveway to No.179 Underwood Street and is subject to the following conditions:
- i. Any directive provided by the NSW Police Department is to be complied with.
  - ii. The Works Zone is to operate between the hours of 7.00am-4.00pm Mon-Fri and 7.00am - 1.00pm Sat, for a period of 16 weeks commencing 3 January, 2006.

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- iii. Existing parking restrictions are to be maintained outside of the operational hours of the Works Zone (currently 2Hr Resident Parking 8.00am-11.00pm Mon-Sun).
  - iv. Suitable traffic control measures are to be put in place to manage truck movements to and from the excavation site.
  - v. The applicant must ensure that the traffic lanes, footpaths and driveways, adjacent to the Works Zone, remain free of obstruction at all times during the construction.
  - vi. The applicant must inform Council's Traffic Engineer when the project is completed and the Works Zone can be removed.
  - vii. This Works Zone is in a residential area. The fee payable shall be in accordance with Council's adopted fees and charges applying to the period for which the approval is given, and must be paid prior to the Works Zone being installed. Should the Works Zone be required for a shorter period, application may be made for a pro-rata refund.
  - viii. Failure to comply with any of these conditions may result in the cancellation of the Works Zone at Council's discretion.
  - ix. Should the Works Zone be required for a period longer than the approved period, permission from the Director of Technical Services is required to extend the Works Zone.
  - x. Should the Works Zone be required for additional hours of operation on any particular day, any amendment will require the approval of the Woollahra Traffic Committee.
- B. That the applicant notifies all adjacent residents and business owners by a letterbox drop of the conditions of the Works Zone.
- C. That the applicant provide Council with a TMP and Work Method Statement outlining the proposed operation of this Works Zone prior to the installation of the signage.
- D. Parking restrictions revert to the pre-existing situation when the Works Zone is no longer required.
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There being no further business, the meeting concluded at 11.05am.

**Warwick Hatton**  
**Chair**

**Item No:** D3 Delegated to Committee  
**Subject:** **Response to Notice of Motion - Increasing problem of limited water resources**  
**Author:** Rebecca Peacock - Environmental Protection Coordinator  
**File No:** 900.G  
**Reason for Report:** In response to Notice of Motion - Increasing problem of limited water resources, 31 May 2004

**Recommendation:**

That the report on the increasing problem of limited water resources be received and noted.

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**Background**

At the Council meeting held on the 31 May 2004 the following Notice of Motion was adopted.

*Having regard to the increasing problem of limited water resources, that Council prepare a report to the appropriate committee to investigate the following matters: -*

- (a) Adopting a policy encouraging the installation of rainwater tanks, in conjunction with new or existing residential development, including controlling the siting of such tanks.*
- (b) The effectiveness and location of O.S.D (on-site detention systems).*
- (c) Encouraging the re-use/recycling of stormwater from O.S.D.*
- (d) The capture and re-use of "grey water" for site irrigation.*

A number of these issues have been reported to Council previously. The proposed amendments to the *Woollahra Development Control Plan Exempt and Complying Development 2005*, including the rainwater tank exempt development criteria, were reported to the Urban Planning Committee on the 12 July 2004. The Draft Stormwater Drainage Management DCP, including information on rainwater tanks, on-site detention, stormwater reuse and recycling, was reported to the Urban Planning Committee on the 30 August 2004.

**Current local and state policy**

There are a number of Council and State policies that address water conservation and alternative water sources for residential development.

*Woollahra Residential Development Control Plan 2003*

Council's *Woollahra Residential Development Control Plan 2003* (RDCP) includes specific controls for stormwater management within the general control section of the document. The objectives for stormwater management in the RDCP are:

- To control stormwater quality and quantity and avoid discharge impacts on adjoining properties and natural waterways.
- To maximise the multiple use of stormwater management areas for recreation and amenity.
- To reduce the pressure of new housing development on domestic water supply and storm drainage infrastructure.

The stormwater performance criteria includes controls for on-site stormwater retention and encourages stormwater re-use (including rainwater tanks). The water conservation performance criteria list a number of measures that are to be incorporated into housing design to minimise water consumption. Measures include rainwater tanks with direct plumbing to dwellings, dual flushing toilet systems and landscaping techniques such as locating and grouping plants to reduce water use.

Provisions for water conservation and the installation of rainwater tanks have also been included in the *Watsons Bay Heritage Conservation Area Development Control Plan 2004*, the *Woollahra Heritage Conservation Area Development Control Plan 2003* and the *Paddington Development Control Plan 1999*.

#### *Woollahra Development Control Plan Exempt and Complying Development 2005*

Council's recent amendments to the *Woollahra Development Control Plan Exempt and Complying Development 2005* (E&CDCP) included changes to the exempt development criteria for rainwater tanks. The changes aim to make the installation and use of rainwater tanks easier for residents. Tanks of up to 10,000 litres in capacity are allowed to be installed without development consent, subject to the works satisfying the exempt development criteria. The exempt development criteria include controls on the location and setbacks of rainwater tanks. Tanks are now also allowed as exempt development in heritage conservation areas and on land that contains a heritage item.

#### *Stormwater Development Control Plan*

Staff from Council's Public Infrastructure section are currently preparing the draft stormwater Development Control Plans (DCP) to replace Council's *Private Stormwater Code 1990*.

Two DCPs are being prepared:

- Stormwater (incorporating stormwater drainage management, stormwater quality and geotechnical and hydrological management), and
- Flood Risk.

The new draft stormwater DCPs move away from the traditional methods of stormwater management (removal and disposal) to one that requires the collection, retention and reuse of stormwater prior to its disposal. The stormwater DCP will cover on-site detention systems and the reuse and recycling of stormwater.

The uncertainty regarding the review of Clause 25 (2) of the *Woollahra Local Environmental Plan 1995* has delayed the completion of the stormwater DCPs.

#### *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The introduction of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (BASIX) on 1 July 2004 mandates water and energy conservation measures for all new residential dwellings and residential flat buildings. The installation and use of a rainwater tank is a key component to achieving the BASIX water conservation target. The provisions of BASIX will be extended to apply to alterations and additions to residential dwellings from 1 July 2006.

It is important to note that the water and energy conservation requirements of BASIX override similar provisions included in council Local Environmental Plans and DCPs. This obviates the need for Council to prepare separate policy documents regarding water and energy conservation for residential development.

BASIX and the implications on the development application process in Woollahra have been reported to Council on numerous occasions.



## **Grey water reuse**

Council currently does not have a policy on the re-use of grey water in Woollahra. Council's Environmental Health Officers have been participating in a Grey Water Working Party organised by the NSW Health Public Health Unit to develop a model grey water policy for local government. The model policy has been developed.

The issues associated with grey water re-use are quite complex and require careful consideration when developing the policy. Issues to consider include both health related (exposure to disease) and environmental (contamination of groundwater and soil, nutrification of waterways). The model policy will need to be tailored to suit Woollahra conditions prior to adoption.

A timeframe has not been determined for this project. Development of a grey water policy for Woollahra will need to be considered as a project during the December Management Plan quarterly review.

## **Community education and advice**

Council provides educational material regarding a variety of issues in the customer service foyer of the Council Chambers. The material includes water conservation hints for the home and garden, information on rainwater tanks and details of the Sydney Water Rainwater Tank Rebate Program. General advice on water conservation is provided over the phone by Council's Environmental Health and Protection staff and information can be mailed to residents on request. Council has also featured articles in the Wentworth Courier providing water conservation ideas to the community.

## **Conclusion**

State and Council planning controls have established water conservation targets and performance criteria for residential development. Council's planning controls are continuously being reviewed to reflect the latest best practice in building design. The absence of a policy on grey water re-use is a policy gap that needs to be addressed. Allocation and priorities will need to be considered during the December Management Plan quarterly review.

Rebecca Peacock  
**Environmental Protection Coordinator**

Chris Bluett  
**Manager Strategic Planning**

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