

Information on aspects of the Preliminary Assessment Report currently being undertaken

Stormwater Management

A key aspect of the proposed development is implementation of a range of Water Sensitive Urban Design (WSUD) initiatives.

To reduce the reliance on the town water supply system as outlined under *WaterWays: Water Sensitive Urban Design General Code* it is proposed that rainwater tanks be installed to each of the units and the residential care facility building. This water would be used to water gardens and landscaped areas and in any landscape water features.

As part of the development on the subject site (Block 2), Canberra Urban Parks & Places (CUPP) have agreed to support the construction of a pond on the neighbouring public open space (Block 1 -adjacent to Yamba Drive) to store overland rain/stormwater flow from Block 2.

The proposed pond is intended to be the primary mechanism to reduce the export of stormwater runoff and associated pollutants to pre-development levels. The surrounds of the pond will be landscaped and the pond itself will be planted with reeds plus designed to ensure that there is always some water stored (avoiding a 'mud bowl') to create a significant landscape element enhancing local amenity as well as achieving water sensitive urban design objectives.

Specific design of the off-site pond plus details of the other WSUD measures will be provided with the Development Application as required by the Guidelines.

The specific WSUD measures to be implemented include:

- construction of a major wetland/pond
- harvesting rainwater with storage in rainwater tanks
- runoff from hard surfaces onto lawns and gardens, not directly connected to the stormwater system
- maximising retention capacity (eg. infiltration, rainwater tanks, swales, ponds and retarding basins);
- minimising impervious areas
- mulched garden areas
- use of swales for internal overland flow paths or ensuring overland flow paths are dispersed
- landscape design to minimise water use (eg. mulching, water efficient lawns)
- installation of water efficient fixtures and appliances within units

This information is provided by Purdon Associates to provide information for residents on the investigations currently being undertaken for the site. The information and plans are to be considered as a "Works-in-Progress" and do not necessarily reflect the details to be formally lodged with the ACT Planning and Land Authority at completion of the study.