22.08 WATER SENSITIVE URBAN DESIGN (STORMWATER MANAGEMENT)

25/09/2014
C121

This policy applies to an application for:

- Accommodation.
- Construction of a building to be used for commercial, industrial or mixed use purposes.
- A subdivision in a business zone.

This policy does not apply to an application for:

- An extension or alteration of an existing building of less than 50 square metres in floor area.
- Subdivision of an existing building.

22.08-1 Policy basis

26/05/2011
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Increased development can result in greater hard surface area and changes to the volume, velocity and quality of stormwater drainage into natural waterways.

Achieving improved stormwater quality is a key objective in reducing the environmental impact of urban development on waterways and receiving water bodies in the Port Phillip catchment. This policy implements the best practice performance objective outlined in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 to achieve the objectives of the State Environment Protection Policy (Waters of Victoria).

Waterways are an important environmental asset and measures that protect, or improve, water quality will be of significant benefit environmentally, socially and economically.

Incorporating stormwater treatment measures into the design of development, including wetlands, bio-retention systems and porous pavements to filter pollutants, will help to protect and improve the condition of the natural waterways.

22.08-2 Objectives

26/05/2011
C99

- To promote the use of water sensitive urban design, including stormwater re-use.
- To protect the surface water and ground waters in the Port Phillip Bay catchment from stormwater pollutants.
- To reduce the impacts of peak stormwater flows.
- To integrate stormwater treatment measures into the landscape.
- To reduce the entry of pollutants into stormwater run-off.

22.08-3 Application requirements

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An application must be accompanied by the following information, as appropriate:

- A site layout plan showing the location of proposed stormwater treatment measures.
- Demonstrated compliance, such as a report from an industry accepted performance measurement tool, with the best practice performance objective set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999.
- Design details, such as cross sections, to enable the Council to assess the technical effectiveness of the proposed stormwater treatment measures.
- A site management plan which details how the site will be managed through construction and which sets out future operational and maintenance arrangements.

22.08-4 Policy

26/05/2011
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It is policy that:

- Post construction stormwater run-off should be treated to remove 80% suspended solids, 45% total phosphorous and 45% total nitrogen of typical urban annual load and maintain discharges for the 1.5 year ARI at pre-development levels. This is the best practice performance objective set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999.
- Best practice measures such as those contained in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 be incorporated into the design of a development.
- Stormwater quality treatment measures be designed to prevent litter being carried to receiving waters. This includes, appropriate design of waste enclosures and use of gross pollutant traps for development with potential to generate significant amounts of litter.

22.08-5 Decision Guidelines

26/05/2011
C99

In assessing an application the responsible authority will:

- Assess compliance of the development using an industry accepted performance measurement tool.
- Assess the technical effectiveness of the treatment measures such as the efficiency in filtrating pollutants, the capacity of the system and ongoing maintenance and performance, using published industry guidelines and standards.

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority will consider, as appropriate:

- The objectives of the policy and the effects of development on the health of the receiving waters.
- Whether the applicant has reasonably demonstrated that every effort has been made to meet the best practice performance objective and treatment measures.
- Whether the proposal is designed and incorporates works to maintain, or improve, the quality of stormwater within or exiting the site.
- Whether the proposal will significantly add to the stormwater discharge or adversely affect water quality entering the drainage system.
- Opportunities for water conservation and reuse that influence the use of water sensitive urban design.
- The level of ongoing management required to achieve and maintain the desired stormwater quality.
- Measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.

22.08-6 Expiry

25/09/2014
C121

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

22.08-7 Reference documents

26/05/2011
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Water Sensitive Urban Design Compliance Guidelines for New Development, Bayside City Council, 2009.

Bayside Stormwater Quality Management Plan, Fisher Stewart, September 2000.

State Environment Protection Policy (Waters of Victoria), Environment Protection Authority, 2003.

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO Publishing, 1999.

Water Sensitive Urban Design - Engineering Procedures: Stormwater, Melbourne Water, 2005.