

22.07 WATER SENSITIVE URBAN DESIGN (STORMWATER MANAGEMENT) POLICY

04/04/2014
C86

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 commercial and residential 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.
- Subdivision of an existing multi-unit development.

22.07-1 Policy basis

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This policy builds on the MSS objective in Clause 21.04-2 Environment relating to water which seeks to protect the surface waters and ground waters in Loddon, Campaspe and Goulburn Basin catchments from stormwater pollutants and the impacts of peak stormwater flows.

This policy also builds on the water quality and conservation as well as stormwater objectives of the SPPF in Clauses 14.02 and 19.03.

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 Loddon, Campaspe and Goulburn Basin catchments. This policy implements the best practice performance objectives outlined in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 as amended 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.

22.07-2 Objectives

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To promote the use of water sensitive urban design, including stormwater re-use.

To protect the surface water and ground waters in the Loddon, Campaspe and Goulburn Basin catchments 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.

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It is policy to:

- Ensure that developments are designed to include best practice measures for stormwater quality such as those contained in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999as amended.
- Ensure 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.
- Ensure 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.

22.07-404/04/2014
C86**Application requirements**

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

- A site layout plan showing the location of proposed stormwater treatment measures.
- A report outlining compliance with an industry accepted performance measurement tool, which demonstrates how the proposal meets this policy.
- Design details, such as cross sections, to enable the responsible authority 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.

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C86**Decision guidelines**

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.
- 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.
- The degree of compliance of the development using an industry accepted performance measurement tool.

- 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.

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Expiry

This policy expires when water sensitive urban design provisions are included in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

Reference documents

Campaspe Stormwater Management Plan, Shire of Campaspe, December, 2001

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO Publishing, 1999 as amended

Infrastructure Design Manual, Shire of Campaspe, City of Greater Bendigo, Greater Shepparton City Council (as amended)