

22.04 STORMWATER MANAGEMENT POLICY

06/05/2010
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This policy applies to all land.

22.04-1 Policy basis

19/01/2006
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The Municipal Strategic Statement identifies that management of stormwater flow and water quality are important considerations in any new development or works.

The increase of commercial, industrial and residential development, including an increase in dwelling density, has resulted in a consequent increase in hard surface area that has contributed to the drainage system surcharging on a more frequent basis. Accommodation of consequential overland flow has generally, in the past, not been a part of the design standards.

An assessment of the drainage system in the municipality has revealed that in order to maintain a satisfactory level of protection for the community, equivalent to that provided by the original system, Council will need to upgrade about 43% of its underground drainage system to cope with the 20% probability storm. This does not include additional capacity for the less frequent storms which occur with even greater intensity resulting in greater peak flows.

Works to upgrade the 43% of the underground drains for the 20% probability storm have been preliminarily estimated to cost about \$250 million (1997).

Achieving improved stormwater quality is a key objective in reducing the environmental impact of urban development on waterways within the catchment and on any receiving water body.

Waterways are an important environmental asset within the municipality and measures which result in the protection of, or improvement to, water quality will have significant environmental, social and economic benefits for the local and wider community.

22.04-2 Objectives

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- To minimise the risk to personal injury and property from stormwater flows.
- To protect waterways, floodplains, wetlands and receiving bodies from the impacts of inappropriate development and a consequent decline in their water quality.
- To minimise the introduction of polluted stormwater to the drainage and waterway system.
- To promote and enhance the contribution the drainage system can make to environmental, social and economic benefits to the region.
- To ensure that development of land which is the subject of any overland flow is subject to floodplain management requirements.
- To manage nuisance flows from urban redevelopment.
- To encourage the provision of on-site retention systems so that stormwater discharge is maintained at pre-development levels.

22.04-3 Policy

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It is policy that:

- Stormwater flows generated from increased impervious areas be managed by on-site retention systems.
- All stormwater generated from water falling on the impervious surfaces of a site be collected and discharged, via an on-site stormwater retention system, into the point of discharge nominated by the responsible authority.

- The rate of discharge be limited to the design discharge for the site prior to development or redevelopment.
- For the minor storm (20% AEP storm event), stormwater flows generally be carried within the underground drainage system.
- Major creeks and drains be protected from urban development which detracts from their water quality and their capacity to perform their drainage function.
- Management plans be prepared for all major floodplains, wetlands and associated open space which contribute to waterway systems and assist in better management of stormwater, including water quality.
- Open space be developed along waterways which protects and enhances their potential as habitat corridors and assists the ecological functioning of streams and their sustainability.
- Opportunities be created to maximise the potential for the overall drainage system, including all creeks, drains, wetlands etc, to contribute to the environmental and recreational qualities of Monash and its overall amenity.
- Development proposals demonstrate that there will be no detrimental effect on overall stormwater quality within the municipality.
- Best practice environmental management be used in the design, construction and operation of drainage systems to reduce impacts on surface waters and groundwater.
- Development be designed and managed to minimise the impact of urban stormwater runoff on waterways in accordance with any best practice environmental management guideline approved by a statutory authority.
- Litter management be in accordance with Victoria's Litter Reduction Strategy.

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Decision guidelines

It is policy that before deciding on an application, the responsible authority will consider, as appropriate:

- Whether the proposed works will significantly add to the stormwater discharge or adversely affect water quality entering the drainage system.
- Whether on-site retention is provided. If it is not provided, whether a financial levy is appropriate in accordance with the levies indicated in the table to this clause.
- Whether the proposed development is designed and incorporates works to maintain (or improve) the quality of stormwater within or exiting the site. In particular, measures should be incorporated which will control scour, erosion, sedimentation and run-off pollution (chemicals and litter).
- The level of ongoing management required to achieve and maintain the desired stormwater quality.
- Whether other environmental and landscape values are enhanced in conjunction with improved stormwater quality.
- Measures which will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.
- Whether the proposal is dependent on actions by organisations (such as Melbourne Water) for the provision, or ongoing maintenance, of components of the stormwater system which will impact on water quality emanating from the site.
- The human rights of any persons affected by the application or the proposed development.

Table to Clause 22.04-4

FACILITY DRAINAGE	CATCHMENT AREA	LEVIES (\$/M2 OF IMPERVIOUS AREA, AS DESCRIBED BELOW)
	Browns Road MD	\$11.70
	Jacksons Road	\$12.30
	King Arthur Drive	\$12.90
	McComas Grove	\$13.20
	Buckland Street MD	\$13.20
	Whalley Drive and Garnett Road	\$13.40
	Haversham Avenue and Palmerston Crescent	\$13.40
	Mount Waverley	\$14.60
	Mary Avenue	\$14.70
	Burton Ave MD and Thomas Street Drain	\$14.70
	Macrina Street	\$14.70
	Clayton MD	\$15.50
	Damper Creek East	\$16.40
	Madigan Drive	\$16.80
	Oakleigh North	\$16.80
	Mile Creek West	\$17.00
	Damper Creek	\$17.70
	Gardiners Creek	\$17.70
	Orchard Street	\$17.70
	Police Road	\$17.90
	Glen Waverley	\$18.30
	Fraser Street	\$18.30
	Scotchmans Creek	\$19.90
	Springs Road MD and Talbot Avenue Drain	\$19.90
	Camelot Drive	\$19.90
	East Oakleigh MD	\$20.40
	Winbirra Parade	\$20.40
	Capital Avenue	\$20.40
	Murrumbeena MD	\$20.40
	Sunnybrook Drive	\$22.50
	Montclair Avenue	\$22.50
	Oakleigh MD	\$22.90
	Maroo Street MD	\$22.90
	Neerim Road	\$22.90

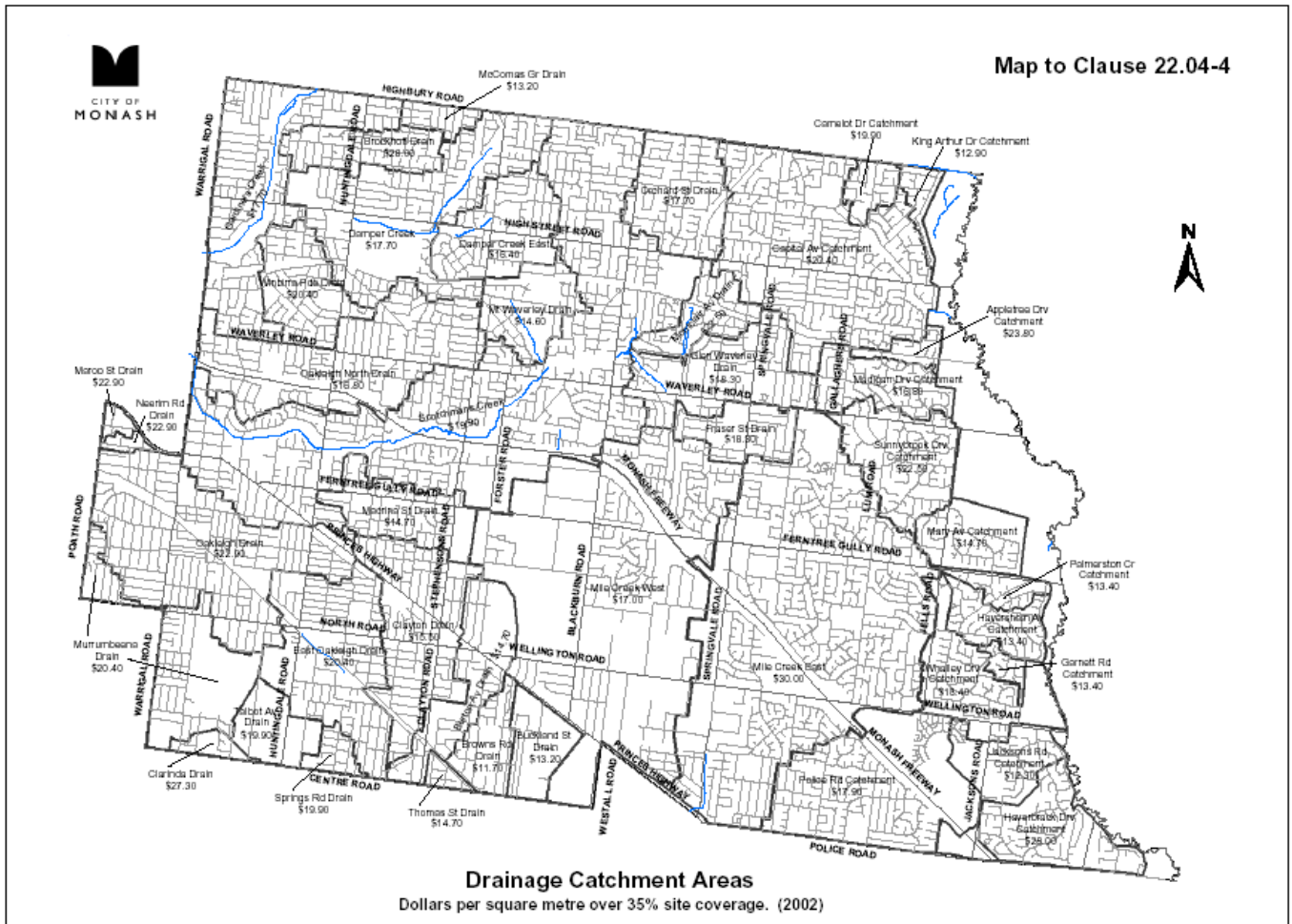
FACILITY DRAINAGE	CATCHMENT AREA	LEVIES (\$/M2 OF IMPERVIOUS AREA, AS DESCRIBED BELOW)
	Appletree Drive	\$23.80
	Clarinda Main Drain	\$27.30
	Brockhoff	\$28.00
	Haverbrack Drive and Dandenong Creek MD	\$28.00
	Mile Creek East	\$30.00

Note: This table sets out a summary of the levies prescribed in the reference document, Monash Drainage Strategy Report (MDSR), October 2002. For identification of areas specified in the table, refer to the map to this clause. Refer to the MDSR for full details.

These levy amounts are current as at October 2002. They will be adjusted annually on July 1st to cover inflation, by applying the “percentage change from the corresponding quarter of the previous year” (June) in the All Groups Melbourne CPI, as set out in the ABS publication “Consumer Price Index Australia 6401.0”. A list showing the current levy amounts will be held at Council’s Planning Department.

The levies listed in the table may be payable if on-site retention systems are not provided and if the impervious area of the site is greater than 35% of the site area and this impervious area is to be increased. The levy only relates to the increase in impervious area above 35% of the site area.

Payment is to be made in cash, prior to the completion of the development permitted.



22.04-5
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Policy references

- Drainage Strategy Study, City of Waverley, November 1991
- Drainage Improvement Strategy - Yarra River Catchments, City of Waverley, August 1993
- Drainage Improvement Strategy - Dandenong Creek Catchments, City of Waverley, 1994
- Drainage Improvements Strategy - Stage 4 Study, City of Monash, 1995
- Monash Neighbourhood Character Guide, Gerner Consulting Pty Ltd
- Volume 4 - Public Infrastructure and Assets, January 1997
- Mile Creek East Catchment Drainage - Report on Total Catchment Strategy, 1997
- Oakleigh Stormwater Drainage Study (EGIS), 2002
- Monash Drainage Strategy Report (MDSR), October 2002