

Local planning policies and WSUD

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What are the Planning Scheme policy requirements?

Moonee Valley and Port Phillip: Clause 22.03
(Stormwater Management (WSUD))

http://planningschemes.dpcd.vic.gov.au/schemes/mooneevalley/ordinance/22_lpp03_moon.pdf and

Clause 22.12 (Stormwater Management (WSUD))
http://planningschemes.dpcd.vic.gov.au/schemes/portphillip/ordinance/22_lpp12_port.pdf/

Moreland and Port Phillip: Clause 22.08
(Environmentally Sustainable Development) and
Clause 22.13 (Environmentally Sustainable
Development)

http://planningschemes.dpcd.vic.gov.au/schemes/moreland/ordinance/22_lpp08_more.pdf

http://planningschemes.dpcd.vic.gov.au/schemes/portphillip/ordinance/22_lpp13_port.pdf

STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN)

This policy applies to applications for:

- New buildings
- Extensions to existing buildings which are 50 square metres in floor area or greater.
- A subdivision in a commercial zone

This policy does not apply to an application for:

- A subdivision of an existing building.

Type of Development

Accommodation/Mixed Use with residential component of:

- 2- 9 dwellings; or
- Development of a building for accommodation other than dwellings with a gross floor area between 50m² and 1000m².
- Development of 10 or more dwellings.
- Development of a building for accommodation other than dwellings with a gross floor area of more than 1000m².

Non-residential

- Development of a non-residential building with a gross floor area between 100m² and 1000m².
- Development of a non-residential building with a gross floor area of more than 1000m².

The Moonee Valley + Port Phillip triggers are lower whilst Moreland is only 2+ dwellings

Best practice ‘stormwater management’

The shared Moonee Valley + Port Phillip policy:

Objectives

- To achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended)*. Currently, these water quality performance objectives are:
 - Suspended Solids - 80% retention of typical urban annual load
 - Total Nitrogen - 45% retention of typical urban annual load
 - Total Phosphorus - 45% retention of typical urban annual load
 - Litter - 70% reduction of typical urban annual load.
- To promote the use of water sensitive urban design, including stormwater re-use.
- To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.
- To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.
- To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well being.

The shared Moreland and Port Phillip policy

Stormwater Management

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including stormwater re-use.

Water resources

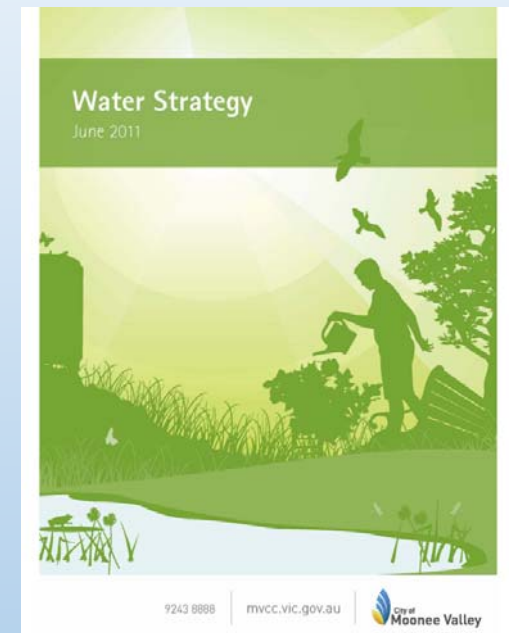
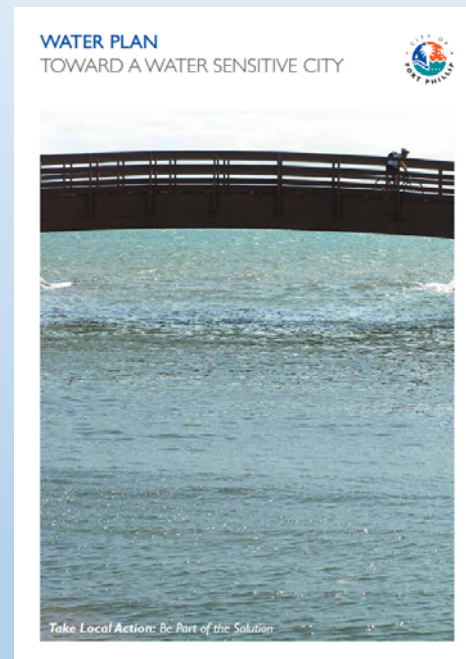
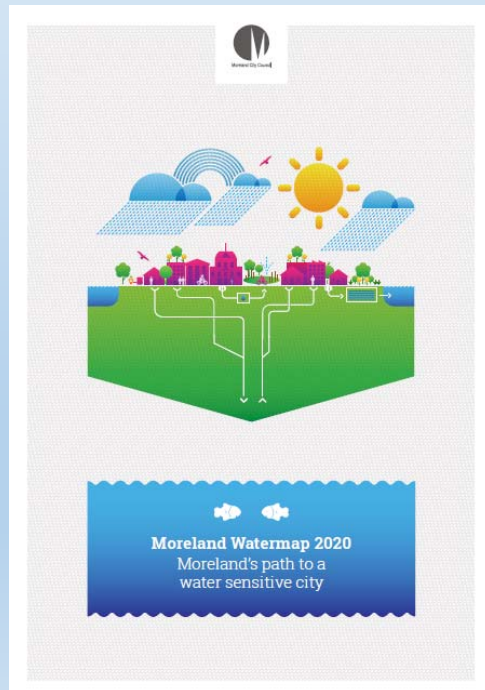
- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg. greywater).

Why were the policies introduced?

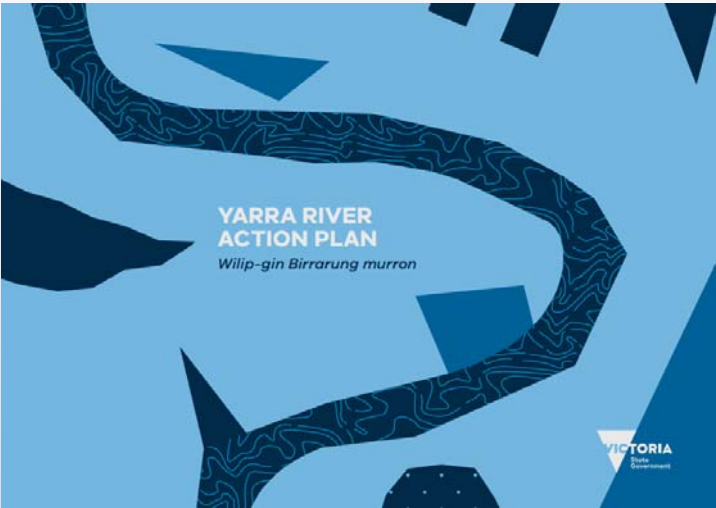
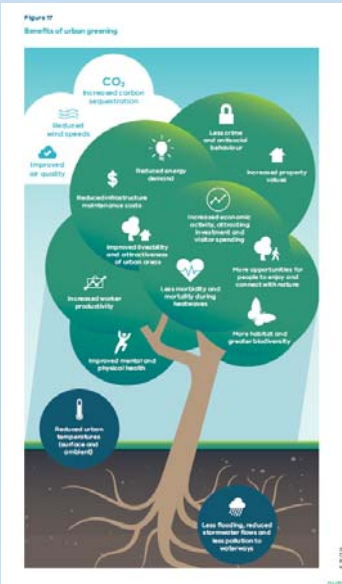
- SEPP Waters of Victoria (1988) – “ensure new developments include effective practices to manage stormwater runoff volumes and minimise runoff of pollutants in stormwater”
- BPEM stormwater objectives (1999)
- Victorian Stormwater Action Program (2000-2003),
- Council strategies (which also focussed on Bay and waterway health, but also the co-benefits):
 - Moreland WaterMap 2020
 - Moonee Valley’s Water Strategy
 - Port Phillip Toward Zero Sustainable Environment Strategy 2007 and Inner Melbourne Action Plan (IMAP) Action 9.3: Development of a common stormwater management (WSUD) local planning policy amendment and WSUD Guidelines (2006)
- Sustainable Tools for Environmental Performance Strategy (STEPS) / Sustainable Design Assessment in the Planning Process (SDAPP) => the more recent Built Environment Sustainability Scorecard (BESS) tool (launched in 2015)

Local policies

- The BPEM stormwater objectives (Bay health, urban waterway health, flow)
- Council strategies which focus on Bay and waterway health, but also the co-benefits)



To more recent Victorian Govt. policies

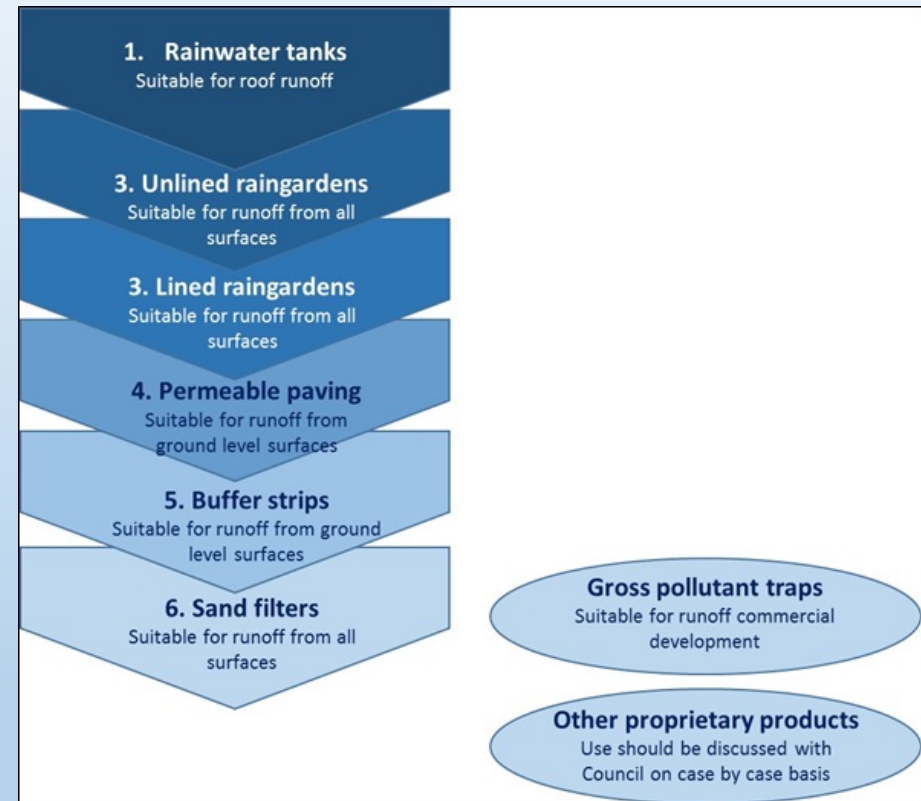


Policy development

- Moonee Valley panel process
 - The WSUD amendment was exhibited in 2012 and went to Victorian Planning Panel in 2013
 - Expert witness report and strong supporting documentation
 - HIA and BDAV objected to the “unfair burden”
 - Panel saw that the costs will be offset by the positive benefits of policy
 - Gazetted in March 2014
- Similarly with Moreland + Port Phillip’s ESD policies
 - Joint planning Panel process between Moreland, PP and 4 other Council’s (Yarra, Banyule, Whitehorse and Stonnington)
 - Similar objections from HIA and BDAV as the MV WSUD amendment
 - Panel saw that planning is the appropriate framework for ESD (which includes on-site stormwater management)
 - Planning Panel in late 2013 and submitted to Minister for approval mid-2014
 - Gazetted November 2015
- In our discussions with DELWP, we are reiterating that these local policies are needed in the absence of state policies if state targets and objectives are to be met

Moreland WSUD hierarchy

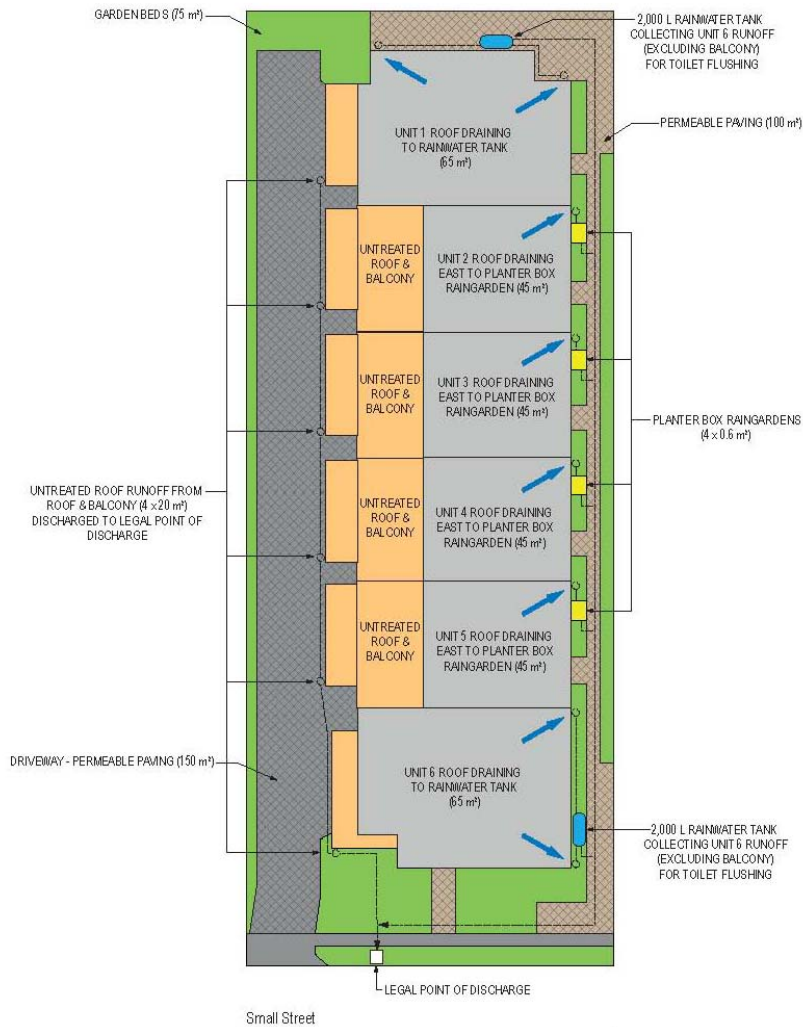
Infrastructure type	Stormwater quality	Stormwater flow regime	Reduction in mains water use	Increased evapotranspiration
Rainwater tanks	✓✓	✓✓	✓✓	
Unlined raingardens	✓✓	✓✓		✓✓
Lined raingardens	✓✓	✓		✓
Permeable paving	✓	✓✓		✓✓
Buffer strips	✓	✓		✓
Sand filters	✓			
Gross pollutant traps	✓			
Other proprietary products	Depends on product			



Developed according to:

- Best stormwater quality / flow benefits
- Potable water reduction
- Co-benefits
- Ease of maintenance

Example of a development



Melbourne Water STORM Rating Report

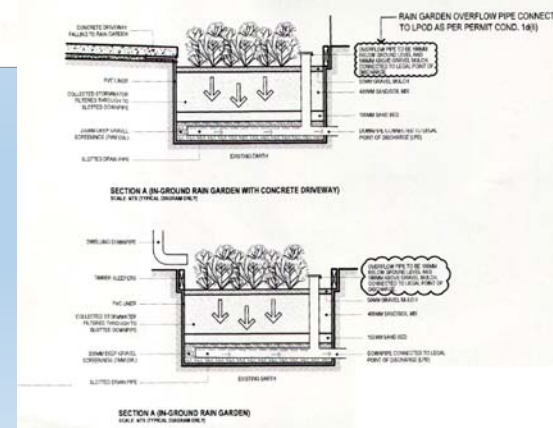
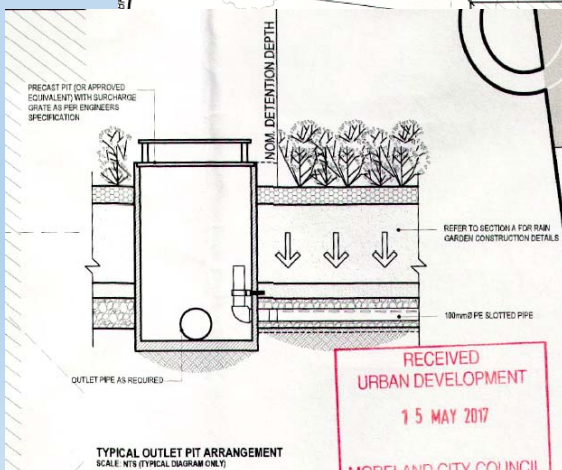
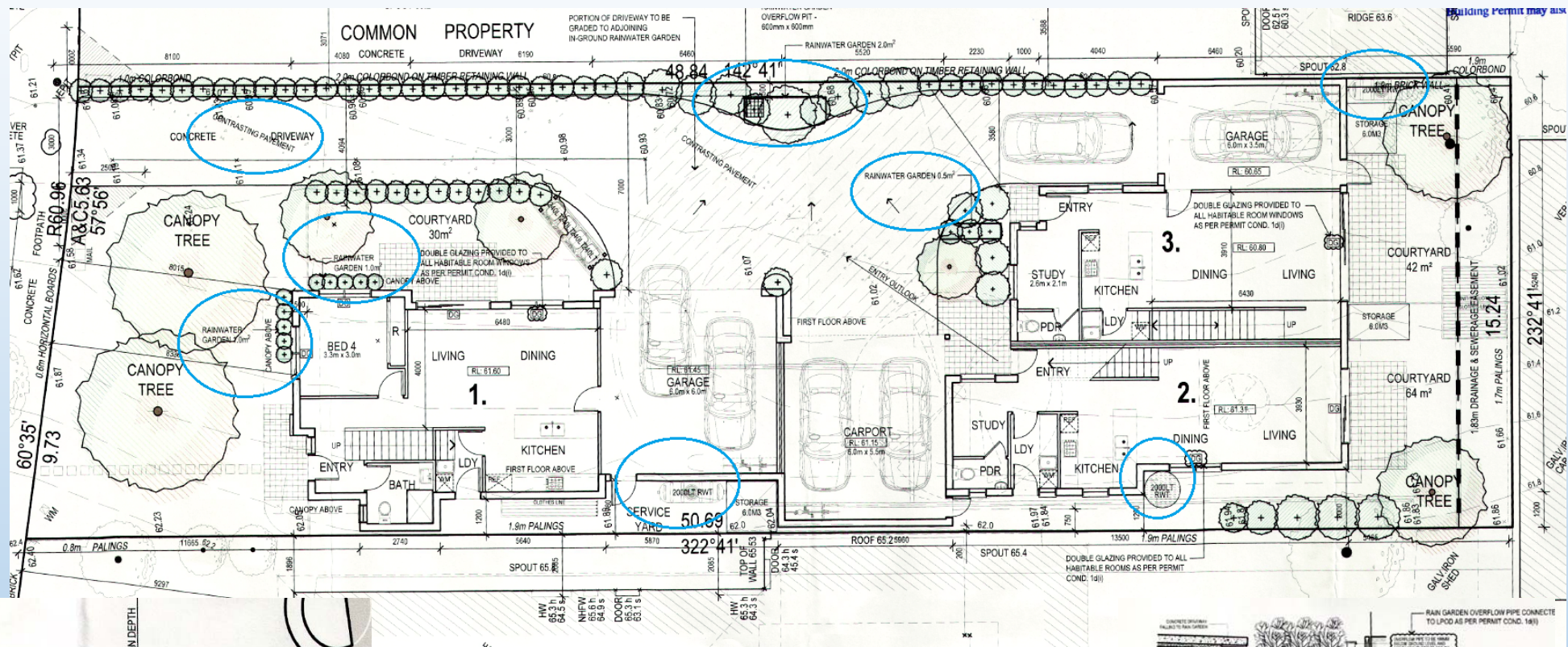
TransactionID: 441558
Municipality: MORELAND
Rainfall Station: MORELAND
Address: Small Street

Assessor: VIC
Development Type: Residential - Multunit
Allotment Site (m2): 735.00
STORM Rating %: 105

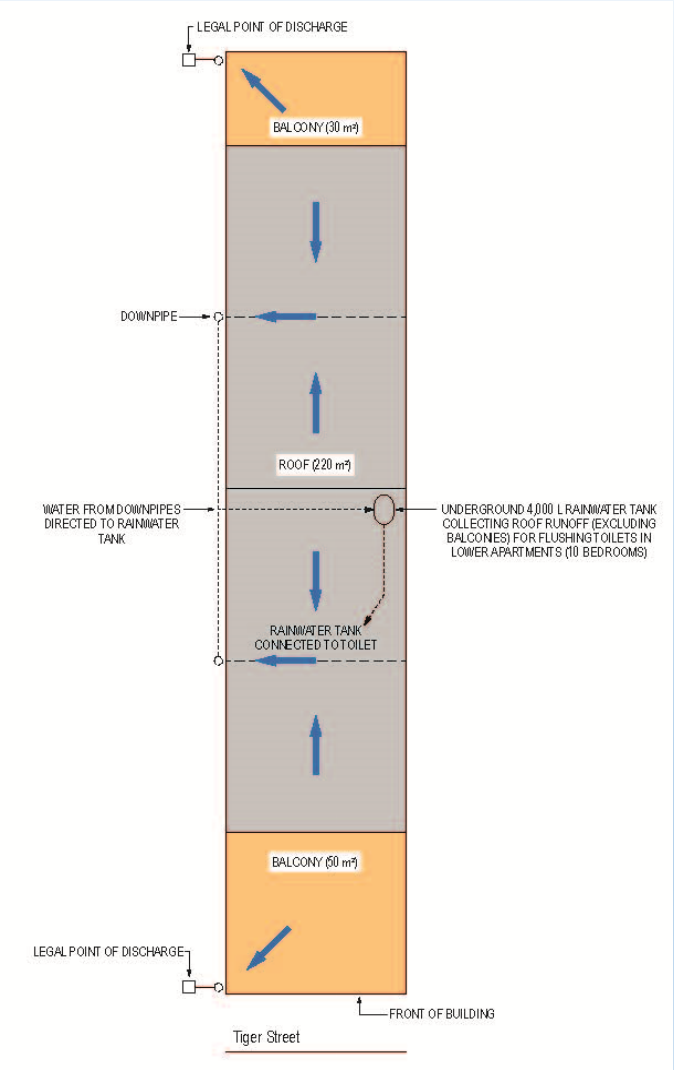
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 roof to tank	65.00	Rainwater Tank	2,000.00	3	166.00	82.00
Unit 3 roof to north planter	45.00	Raingarden 100mm	0.60	0	120.15	0.00
Unit 5 roof to north planter	45.00	Raingarden 100mm	0.60	0	120.15	0.00
Unit 1 balcony	10.00	None	0.00	0	0.00	0.00
Unit 3 untreated (includes balcony)	20.00	None	0.00	0	0.00	0.00
Unit 5 untreated (includes balcony)	20.00	None	0.00	0	0.00	0.00
Unit 2 roof to north planter	45.00	Raingarden 100mm	0.60	0	120.15	0.00
Unit 4 roof to north planter	45.00	Raingarden 100mm	0.60	0	120.15	0.00
Unit 6 roof to tank	65.00	Rainwater Tank	2,000.00	3	166.00	82.00
Unit 2 untreated (includes balcony)	20.00	None	0.00	0	0.00	0.00
Unit 4 untreated (includes balcony)	20.00	None	0.00	0	0.00	0.00
Unit 6 balcony	10.00	None	0.00	0	0.00	0.00

Date Generated: 06-Mar-2017

Program Version: 1.0.0



Apartment example





STORM Rating Report

TransactionID: 441595
Municipality: MORELAND
Rainfall Station: MORELAND
Address: Tiger Street

Assessor: VIC

Development Type: Residential - Multunit
Allotment Site (m2): 300.00
STORM Rating %: 106

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
roof excluding balcony	220.00	Rainwater Tank	4,000.00	10	144.00	76.00
Balcony	60.00	None	0.00	0	0.00	0.00

Date Generated: 06-Mar-2017

Program Version: 1.0.0





Adoption challenges

1. **Poor quality of info**
2. **Enforcement**
3. **Education and awareness**

Possible solutions

- WSUD Education and Compliance Officer
- More local policies / state policy (becomes BUA)
- Public education and awareness (i.e. the Bay was un-swimmable in our recent Summer)

Successes

- Quality of info is getting better 
- We're getting faster at assessing it (becoming BAU) 
- Ppl 'get it more' => they accept why they should do it / not as much push back (the Bay was polluted all Summer) 
- The environmental benefits we are achieving (i.e. Moreland has approved 3,605 dwellings in the 2015-2016 financial year = lots of tanks and WSUD) 

Next steps

- Evaluating how are going & monitoring (i.e. ESD Council's monitoring project)
- Next week, Moonee Valley's WSUD Education and Compliance Officer will start.
 - He comes from the development industry
 - will be working directly with applicants for better outcomes
 - And has the authority to enforce non compliance
- Addressing WSUD at all stages of development: Planning, Design, Construction - AS3500.3 / Building Code / Six Star Standard
- Integrated design and modelling tools
- Industry capacity – accredited training, continuing professional development, public awareness and education