

19.03-3L

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Proposed C203port

Stormwater management (water sensitive urban design)**Policy application**

This policy applies to applications for:

- New buildings.
- Extensions to buildings that are 50 square metres in gross 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.

Objectives

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

To mitigate the detrimental effect of development on downstream waterways and risk of flooding, by the application of best practice stormwater management through water sensitive urban design.

Strategies

Achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

Reduce stormwater run-off in the design of new developments by limiting the amount of concrete and paving on private property.

Improve the quality of stormwater and reduce the flow of water discharged to waterways including through:

- Collection and reuse of rainwater and stormwater on site.
- Vegetated swales and buffer strips.
- Rain gardens.
- Water recycling systems.
- Multiple uses of water within a single site.
- Directing flow from impervious ground surfaces to landscaped areas.
- Flow retention and retarding systems.
- Site permeability.

Use measures to prevent litter being carried off-site in stormwater flows including:

- Waste enclosures and storage bins.
- Litter traps for developments with the potential to generate significant amounts of litter.

Incorporate vegetation on buildings where practicable (to be irrigated with rainwater/stormwater).

Use water sensitive urban design principles in the design of public infrastructure, including:

- Reducing potable water consumption.
- Maximising water reuse.
- Reducing wastewater discharge.
- Minimising stormwater pollution before it is discharged to the aquatic environment.
- Maximising groundwater protection.
- Reducing flood impacts.

Policy guidelines

Consider as relevant:

- Best practice water quality and flow performance objectives as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999) and *Australian Rainfall and Runoff – Book 9 Runoff in Urban Areas* (Commonwealth of Australia, 2019).
- 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 following tools (or equivalent):
 - Melbourne Water’s STORM Calculator.
 - Model for Urban Stormwater Improvement Conceptualisation (MUSIC).

Policy documents

Consider as relevant:

- *Act and Adapt: Sustainable Environment Strategy 2018-28* (City of Port Phillip, 2018)
- *City of Port Phillip Water Sensitive Urban Design Guidelines* (City of Port Phillip, 2009)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999)
- *Water Sensitive Urban Design – Engineering Procedures: Stormwater* (Melbourne Water and CSIRO Publishing, 2005)
- *Compliance Guidelines for Clause 22.12 Stormwater Management* (City of Port Phillip, 2017)
- *Australian Rainfall and Runoff – Book 9 Runoff in Urban Areas* (Commonwealth of Australia, 2019)

Expiry

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.