

STORMWATER MANAGEMENT

1. CITATION

This Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 7 – Stormwater Management.

2. INTRODUCTION

The purpose of this Policy is to detail development standards and assessment criteria for the retention of stormwater runoff on land within the **Residential, Mixed Use, Service Commercial** and **Commercial** zones as identified within *Local Planning Scheme No.5* (the Scheme).

3. DEFINITIONS

Terms used in this Policy are consistent with the Scheme, the Residential Design Codes (R-Codes) and the Regulations where relevant.

4. OBJECTIVES

The objectives of this policy are to:

- Ensure the effective management of stormwater runoff within urban areas to avoid damage to property.
- Ensure that the public drainage system is not overloaded as a result of the discharge of stormwater runoff from private land.
- Promote the use of water sensitive urban design practices to maintain or improve the quality of water received by natural waterways.

5. DEVELOPMENT APPROVAL REQUIREMENTS

Deemed to Comply Proposals

This policy identifies the acceptable development standards for the retention of stormwater runoff on lots in the Residential, Mixed Use, Service Commercial and Commercial zones.

For development to be exempt from the requirement for planning approval (as outlined in the Scheme or another Local Planning Policy) the standards for stormwater retention identified in this policy must be met.

Assessment Criteria

If a planning proposal does not meet the standards of this policy an alternative solution may be assessed and approved via a development application.

The Shire will assess proposed variations to the standards of this Policy on their merits and against the following criteria:

- The suitability of the site and soil conditions to accommodate stormwater retention;

- The capability of the public drainage system to accommodate additional stormwater, including consideration of equity and cumulative outcomes;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Supporting information and justification including assessment advice provided by an engineer, hydrologist or similarly qualified consultant;
- Proposed methods of water quality management, including capture of nutrients and pollutants;
- Any other planning matters relevant to the site, as appropriate.

6. POLICY PROVISIONS

6.1. ON-SITE STORMWATER RETENTION

- (a) All development that includes the construction of roofed surfaces is to include a minimum of 1m³ on-site retention of stormwater runoff per 100m² of roof area.

Note: This rate of retention will capture the first 10mm of a rain event.

- (b) On-site stormwater retention may be achieved by installing below ground storage and infiltration systems (eg. soakwells, sumps or infiltration cells) and/or above ground storage and infiltration systems (e.g. water tank buffers, purpose-built rainwater gardens and detention basins). All systems shall be designed in accordance with the Shire's endorsed technical specifications or otherwise to the satisfaction of the Shire.

Note: Below ground storage and infiltration systems should be higher than the highest seasonal level of the groundwater table so that they remain effective year-round. All stormwater storage and infiltration systems should be located a minimum of 1.8m away from on-site wastewater management systems.

- (c) For Single Houses (including ancillary development) on Residential zoned lots over 4,000m² stormwater runoff is not required to be contained within a storage and/or infiltration system. Stormwater can be suitably managed and contained within the lot, directed away from buildings and must not be directed towards an adjoining property.

Note: This can generally be achieved through the provision of landscaped areas that allow for infiltration as well as sufficient lot boundary setbacks.

- (d) Stormwater runoff from paved or other impervious surfaces at ground level should be directed away from adjoining lots and into landscaped areas that allow for infiltration, or otherwise captured within a stormwater retention system (where the use of landscaping is not practical).

6.2. DISCHARGE OF OVERFLOW FROM ON-SITE RETENTION SYSTEMS

- (a) Overflow from on-site stormwater retention systems is to be directed away from adjoining lots and discharged into the public drainage system or a natural waterway traversing the lot.

- (b) Connections into the public drainage system and/or discharge into a natural waterway is to be in accordance with the Shire's endorsed technical specifications or otherwise to the satisfaction of the Shire.

6.3. PRE-DEVELOPMENT OVERLAND FLOWS

- (a) All development should be designed to avoid damage that may occur as a result of natural, pre-development overland flow associated with major storm events and/or groundwater movement.

6.4. COMMERCIAL DEVELOPMENT/ LAND USE

- (a) Commercial developments or land use proposals may be required to install additional drainage infrastructure that addresses pollutant and nutrient capture.
- (b) Stormwater retention and infiltration systems should be integrated into landscaped areas as per 'water sensitive urban design' principles.

Note: Minimum landscaping requirements for Commercial and Service Commercial zoned lots is currently 10% of the site area as per Table 7 in Local Planning Scheme No. 5.

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