

VC154: A Planner's Perspective

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What is VC154?

Includes new Clause 53.18 in all Victorian planning schemes

- ▶ **extends residential subdivision IWM/WSUD requirements to commercial, industrial land**
- ▶ **requires BPEM compliance, toxicant measures, stormwater reuse and greening on single site developments with or without subdivision – residential (but not single dwellings), commercial, industrial, public developments**

Previous changes in Clause 55.03&7 and Clause 58.03 introduced similar requirements for multi-unit dwellings and apartment buildings

Site management plans are back

The fine print. Check whether the requirement applies in the zone where the site is located.



Clause 53.18 subdivision

**Commercial,
industrial, other
subdivision**

53.18-4 Standard W1:

- hydraulic management of the drainage system
- BPEM compliance
- greening

53.18-6 Standard W3:

Containment of

- erosion and sediments
- stormwater
- litter and construction waste
- chemical pollutants

Clause 53.18 buildings and works

Non-residential development

53.18-5 Standard W2:

- **BPEM compliance**
- **structural isolation of chemical pollutants and toxicants**
- **greening**

53.18-6 Standard W3:

Containment of

- **erosion and sediments**
- **stormwater**
- **litter and construction waste**
- **chemical pollutants**

Residential buildings and works

Construct 2 or more dwellings	55.03-4 Standard B9 <ul style="list-style-type: none">• BPEM compliance• minimum 20% site permeability• greening
Construct apartment less than 5 storeys	55.07-5 Standard B39 <ul style="list-style-type: none">• water reuse• BPEM compliance• maximise permeability, direct flows to treatment
Construct apartment 5 storeys or more excluding basement	58.03-8 Standard D13 <ul style="list-style-type: none">• water reuse• BPEM compliance• maximise permeability, direct flows to treatment

How did we get here?

Our stormwater community has grown and changed over time. There have been many influencers and pivotal moments

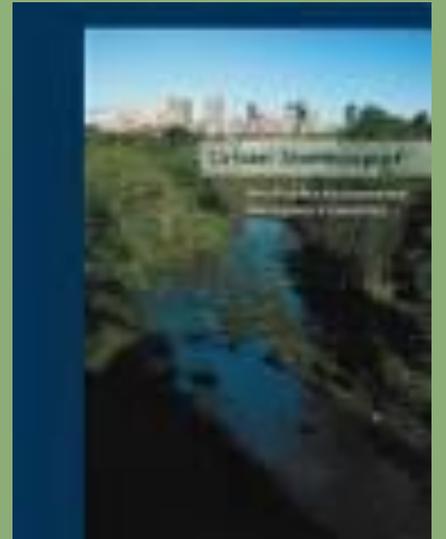
For the planners, we can start with the Port Phillip Bay study in 1996.

This gave impetus to the **Best Practice Environmental Management Guidelines** published in 1999.

There were two planners on the **Stormwater Committee** (authors) and other planning contributors.

Municipal stormwater management plans – a little planning.

The reference to **BPEM** went into planning schemes.



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The **Stormwater Industry of Victoria** reformed and became increasingly committed to WSUD – with one planner on the Committee

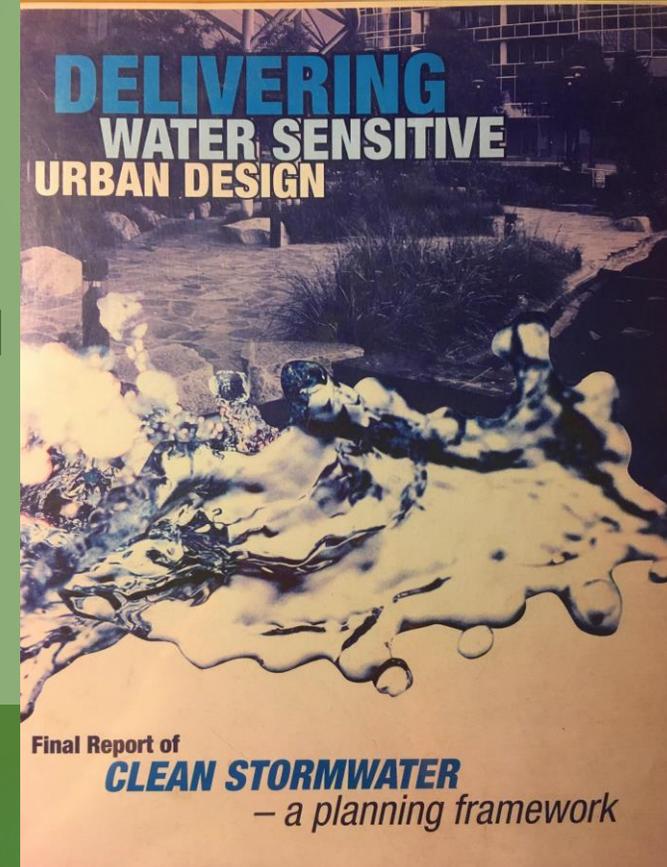
The **VSAP** program started

The Stormwater industry and MAV started **Clearwater**

The Association of Bayside Municipalities undertook an ambitious research program including the **Clean Stormwater – A planning framework** report in 2001

First **Local Planning Policy** for Bayside City Council

Clause 56.07-4 in October 2006



After 2006

A lot happening in the IWM/WSUD scene

- Water plans
- IWM plans
- CRCs
- Projects, projects, projects everywhere

In planning

- **Local Planning Policies: WSUD, Industry**
- **SDS/STEPS/BESS (CASBE)**
- **Reviews: 2008 & 2014**



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Many initiatives – and finally
**Improving Stormwater Management
Advisory Committee in 2018**
and VC154

Find the clauses in the Victoria Planning
Provisions

<http://planningschemes.dpcd.vic.gov.au/schemes/vpps>

Or Google for links



The challenges

Planner engagement

Technical knowledge

Small scale projects

Timing, sequencing

Integration with other planning requirements

Permits and enforcement

Post-construction occupancy

