

The new stormwater provisions



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Planning and Environment Act 1987
VICTORIA PLANNING PROVISIONS
Notice of Approval of Amendment
Amendment VC154

The Minister for Planning has approved Amendment VC154 to the Victoria Planning Provisions (VPP) and all planning schemes in Victoria.

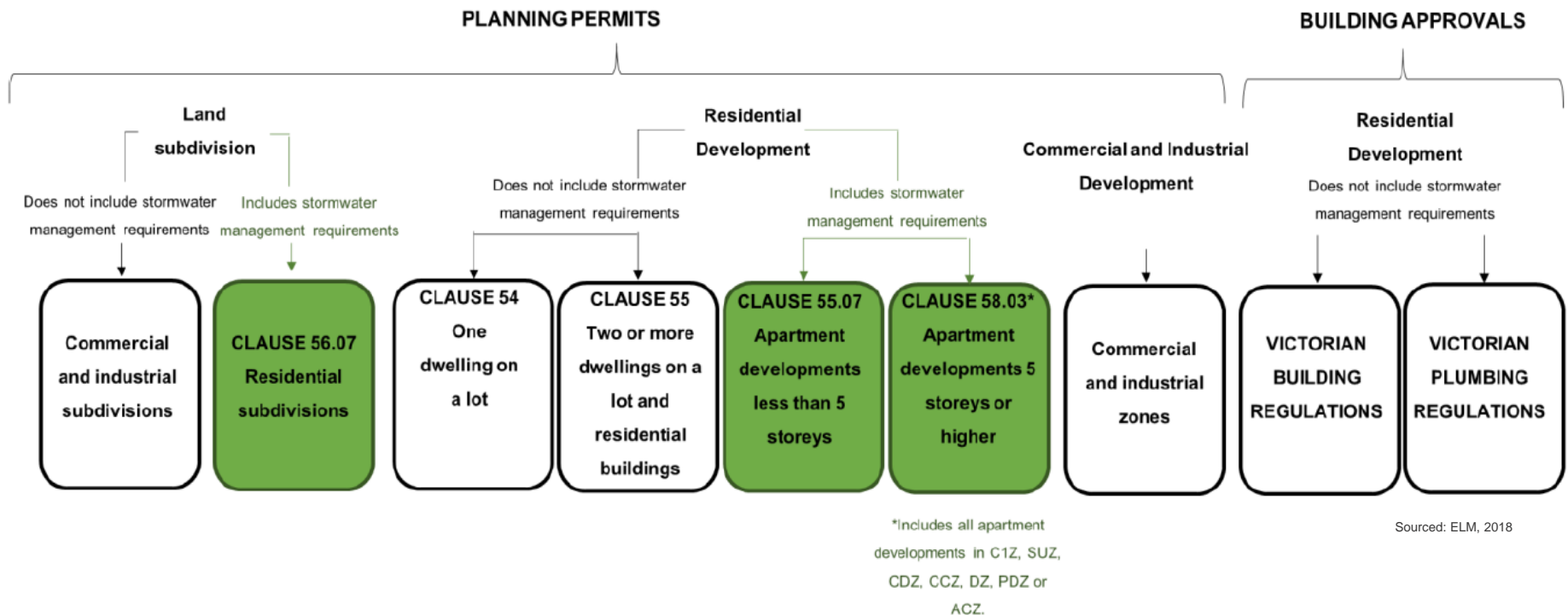
The Amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by:

- deleting Clause 14.02-3S (Water conservation) and integrating these policy statements into a new Clause 19.03-3S (Integrated water management);
- amending Clause 19.03-3S (Water supply, sewerage and drainage) to update and broaden water, drainage and stormwater policies to integrated water management policies;
- deleting Clause 19.03-4S (Stormwater) and integrating this policy into the new Clause 19.03-3S (Integrated water management), with consequential renumbering throughout Clause 19.03;
- inserting a new particular provision at Clause 53.18 for ‘Stormwater management in urban development’;

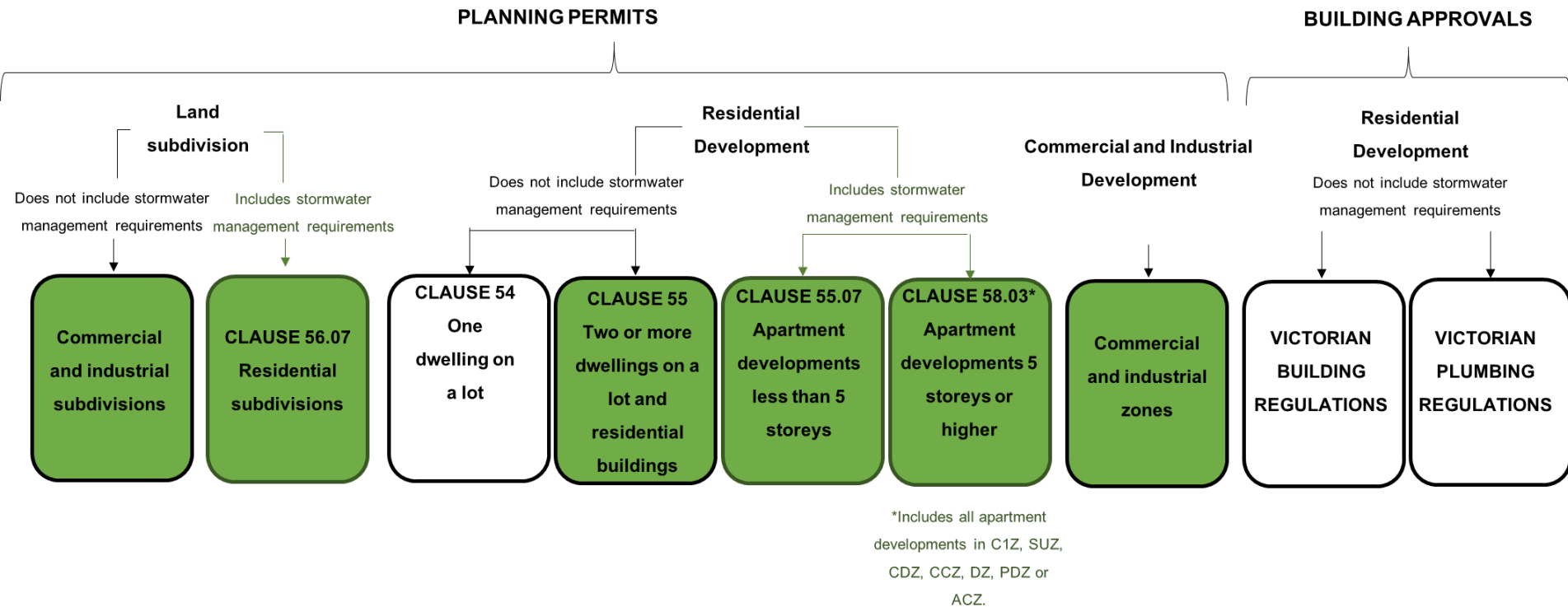
Government is currently considering the committee's longer-term recommendations and is working with key stakeholders, to determine the most effective response and pathways for implementation.

State-based planning requirements ('before')

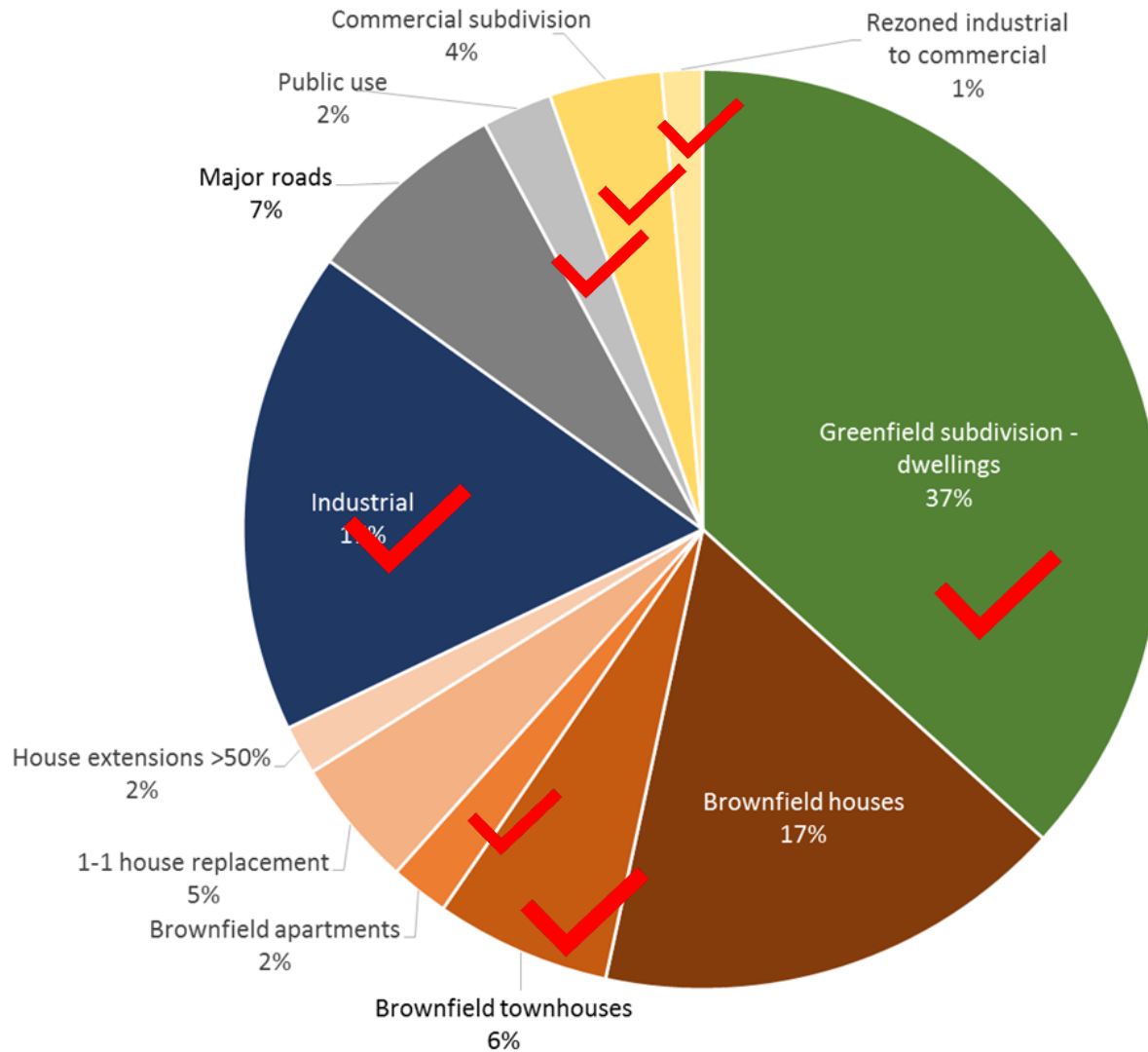


Sourced: ELM, 2018

State-based planning requirements ('after')



Development types (volume)



Future development: estimated impervious area 2020-2050

The nitty gritty....



Victoria Planning Provision changes:

- New clause (53.18) and changes to an existing clause (55.03) to expand the stormwater requirements to more development types
- New objectives to manage toxicants and encourage broader benefits of stormwater management

What's in?

Applies to an application to:

- subdivide land ✓
- construct a building ✓
- construct or carry out works ✓

In both

Clause 53.18:

- commercial zones ✓
- industrial zones ✓
- public-use zones ✓

Clause 55.18:

- Construct townhouses ✓



What's out of clause 53.18 ?

- Developments and subdivisions approved or lodged prior to the amendment ✖
- Developments which do not require planning permission ✖
- Vicsmart applications ✖
- Applications for land within development or incorporated plans approved before the amendment ✖
- Extensions and works < 50m² ✖
- Applications, after the amendment, to amend existing planning permits.



If in doubt, ask a planner!

Key elements of clauses

Industrial / commercial applications (Clause 53.18)

to:

- subdivide land
- construct a building
- construct or carry out works

Stormwater management objectives + standard (W1)

Stormwater management objectives + standard (W2)
+
Site management objectives + standard (W3)

Decision guidelines

Same for Clause 55.03 (townhouses)

Stormwater management standard W1

The stormwater management system should be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the best practice performance objectives for stormwater quality as contained in the BPEM.
- Designed to ensure that flows downstream of the subdivision site are restored to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- **Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.**

As per the previous Clause 56

Standard W2

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the BPEM.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.
- **Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering of roofing of storage, loading and work areas.**

Clause 55.03 – Permeability and stormwater management objectives and standard B9


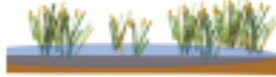







Objectives:

- Similar to 53.18 (including the cooling / liveability objective)
- >20% perviousness objective (unchanged)

Standard

- NEW - cooling / liveability objective
- NEW – requirement to meet BPEM

What does this all mean?

Development type	WSUD assets required to achieve standards		
Greenfield residential subdivision 10 ha catchment area	Surface area 3.4% of catchment area  Wetland		
Greenfield industrial subdivision 10 ha catchment area	Surface area 5.2% of catchment area  Wetland		
Infill townhouses (per townhouse) Site area per townhouse: 210 m ²	 2kL Rainwater harvesting for non-potable uses	 1.5 m ² Raingarden	
Commercial precinct 4.35 ha catchment area	 100 m ² Sediment basin	 400 m ² Raingarden	
Office block Site area 1100 m ²	 6kL Rainwater harvesting for non-potable uses	 x1 Sediment trap	 2 m ² Raingarden

Clause 53.18 - What's in ?



Urban cooling

Reduce heat radiation from buildings and hard surfaces through:

- Shade trees in car parks or over driveways
- More open space and trees
- Green roofs
- Green walls



Infiltration, habitat, amenity



Options

- Passive irrigation
- Integrate assets into communal open space
- Tree pits and permeable paving (driveways and carpark)
- Stormwater harvesting (major developments only)



Control harmful chemicals

Options

- Careful layout
- Consider alternative less harmful substances
- Roofed, designated storage area
- Internal drainage design to sewer or a treatment device
- Bunding

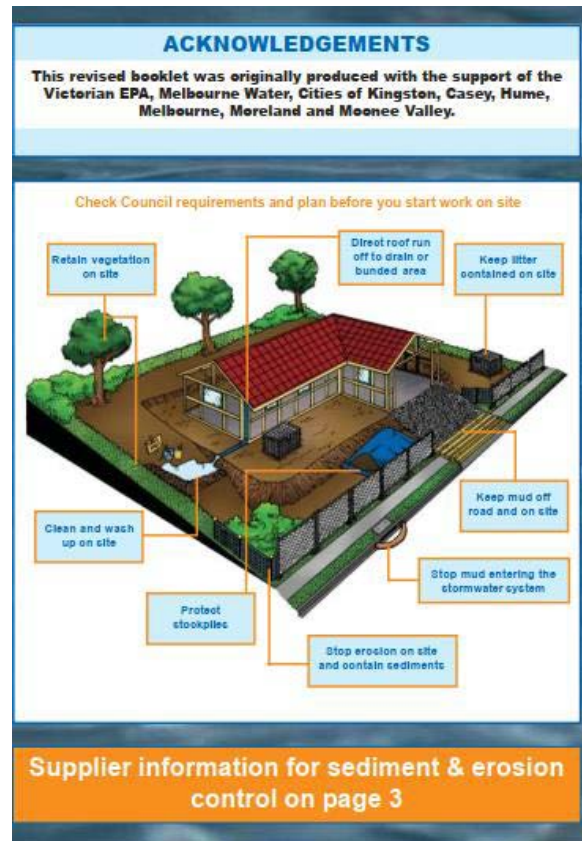
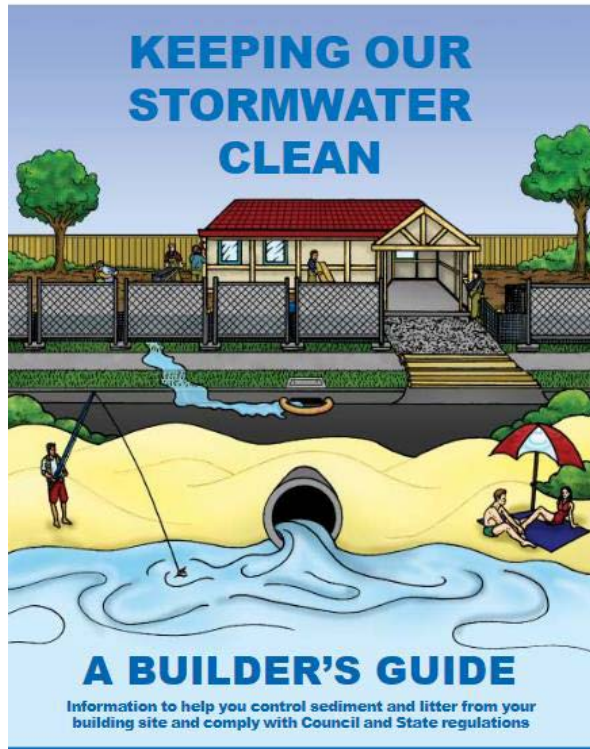


Standard W3

Standard W3 requires that application describe how the site will be managed prior to and during the construction period. The application should set out requirements for managing:

- Erosion and sediment
- Stormwater
- Litter, concrete and other construction wastes
- Chemical contamination.





SITE MANAGEMENT PLAN

Building Company: _____ Date: ____ / ____ / ____

Site Address: _____

Client Name: _____ Contact Number: () _____

LEGEND:

Scale:

— = 1 m

- Nth

- Bin

- Rumble grid

- Grass filter strip

- Silt fence

- Stabilised access point

- Stockpile

- Temporary Fencing

- Vegetation to be retained

- Wash up area

- Gravel sausage

- Skip

Site Management Plan

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Amendment VC154 - Stormwater management

Planning Advisory Note 75

OCTOBER 2018

This advisory note provides information about the changes made to the *Victoria Planning Provisions (VPP)* and all planning schemes by Amendment VC154 to introduce new stormwater management provisions for urban development and amend State planning policies related to integrated water management.

Why is stormwater management important?

The increase in stormwater from urban development can impact the health and amenity of our waterways. Large volumes of stormwater entering our waterways can cause flooding that damages both natural and built environments.

Traditional stormwater management practices direct stormwater into drainage systems that are directly connected to urban waterways, carrying pollutants to our rivers and bays. Stormwater flows also impact waterways by scouring creek and riverbeds and degrading aquatic habitat.



Impact of development on the urban water cycle (adapted from Walsh et al. 2004)

Why have new stormwater management provisions been introduced?

The new provisions ensure that stormwater generated from all forms of urban development, not just residential subdivision and apartment developments, is managed in an integrated way to mitigate the impacts of stormwater runoff on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.