



first screen

Introduction

Thank you Ralf, and good afternoon everyone, my name is Gordon Templeton and have been a on the Association of Land Development Engineers board since 2006, which is an honorary role, my real, paid role is as an Associate with Reeds Consulting, a medium sized land development consultancy based in Melbourne.

I am not a policy maker or policy expert, I am not a stream guy, am not a stormwater guru, I am a land development engineer.



The Association of Land Development Engineers, ALDE for short, that is with an “E” not an “I”, was formed 23 years ago when 12 or so fearlessly competitive land development consultants got together to figure out how as a group they could tackle the SECV, State Electricity Commission of Victoria and the MMBW, Melbourne Metropolitan Board of Works Funny how some things don’t change,

ah but they do our relationship with Melbourne Water is so very much improved that they collaborate with us seek our opinion.

Unfortunately we haven’t been able to gain the same level of collaboration with Powercor and the other electricity companies.

ALDE represents about 90% of the land development consultants in greater Melbourne and advocates on our member behalf with all of the appropriate authorities and we hold a variety of networking events.

I am passionate about the Land Development industry and representing our members to ensure that we are providing fit for purpose solutions with benefits for our members, their clients, the local and wider community and as a professional engineer have a set of ethics that dictates we aspire to achieve these sometimes lofty outcomes.

Land development is not a dirty word. We all work in a dynamic and important industry that provides homes for new home owners and huge amount of work during the construction phase. While other states of Australia may ride on the back of sheep or

minerals, Victoria rides on the back of Land Development and as such it a critical industry.



Scene setting from ALDE's members perspective....

Our members clients, regardless if they are private companies, government or whatever have two key focuses, once they have acquired a parcel of land;

Planning Permit

Statement of compliance

We, that is ALDE members and you guys out there, investigate brain storm, complete preliminary design, prepare and provide a series of reports and back ground information and along with Stormwater Drainage Strategy Plans, all of which are provided to the protect planners for submission to Council.

Some 12 months later Council issue the Planning Permit - tick

To achieve the statement of compliance an enormous amount of investigation, negotiation, design and hard work goes into the design documentation, including utilising the appropriate standards, rules and regulations. The design documents are submitted to Council for approval.

Approved - small tick

Tender and Construction. Construction is completed.

Red tape, statement of Compliance is issued – big tick.



Tender and Construction. Construction is completed.
Red tape, statement of Compliance is issued – big tick.

Sounds so easy doesn't it. It is not. You and I know that and any changes introduced after the completion of the reviews will cause issues.
I agree that change should be embraced, but it is critical that change is managed appropriately.

Certain Uncertainty.

We need to know what the rules are, so that we can abide by them and work with them to provide alternative, progressive, innovative solutions.

Certain Uncertainty



The Questions

It is always a little daunting to the third and last speaker; have the previous speakers addressed all of my issues , well

We are here today to consider the implications for stormwater as a result of;
 State Environment Protection Policy (SEPP) review
 Victorian Planning Provisions (VPP) review
 Urban Stormwater Best Practice Environmental Management Guidelines (BPPEM) review
 60 hectare rule review

We don't know what is going to change as a result of the reviews, but I suggest that the standards are likely to increase.

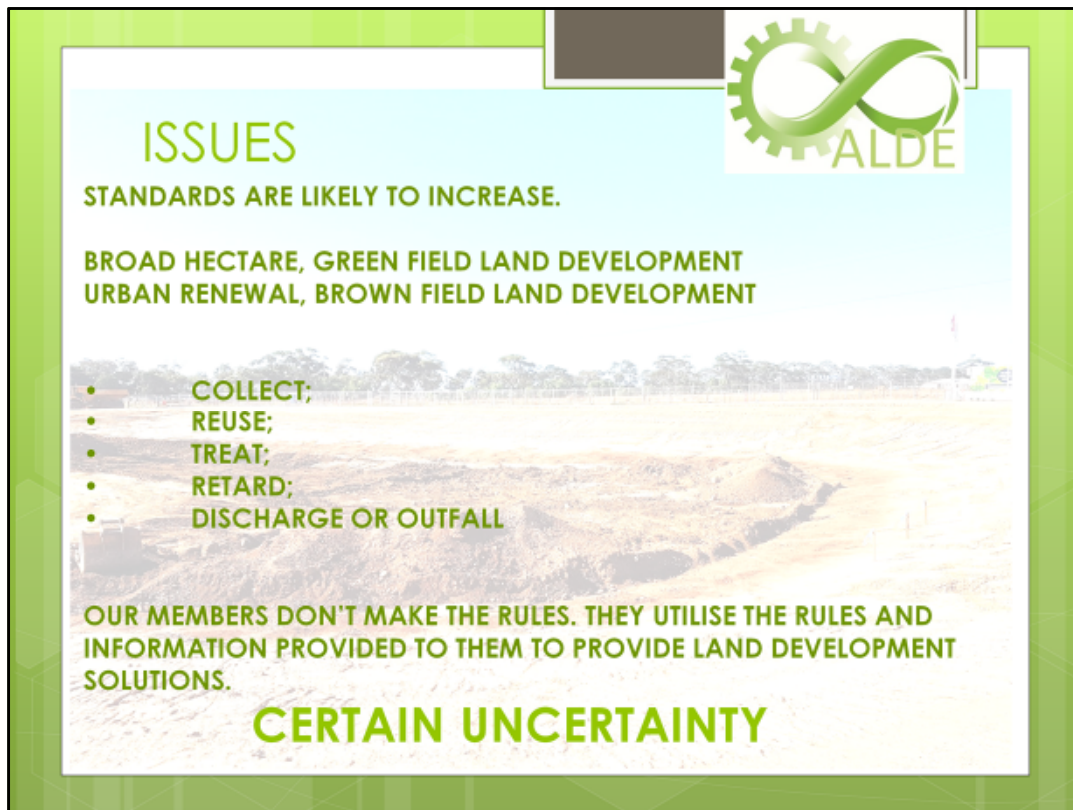
And ask the questions;

What standard of stormwater treatment is most appropriate?

Where and when (how widely) should such a standard apply?

How should such a standard be applied – what are the roles and responsibilities?

I suggest that the answers to the questions are quite simple, except for the last one and I will raise a few current issues and wonder if the reviews will consider these important issues



Some of the current issues that effects our members under the current standards , rule and regulations in the land development industry and I do note that there are two main forms of land development and while similar do have different challenges;

1. Broad hectare, green field land development, generally within the Growth Area Councils
2. Urban renewal, brown field land development, could be anywhere in the existing developed areas

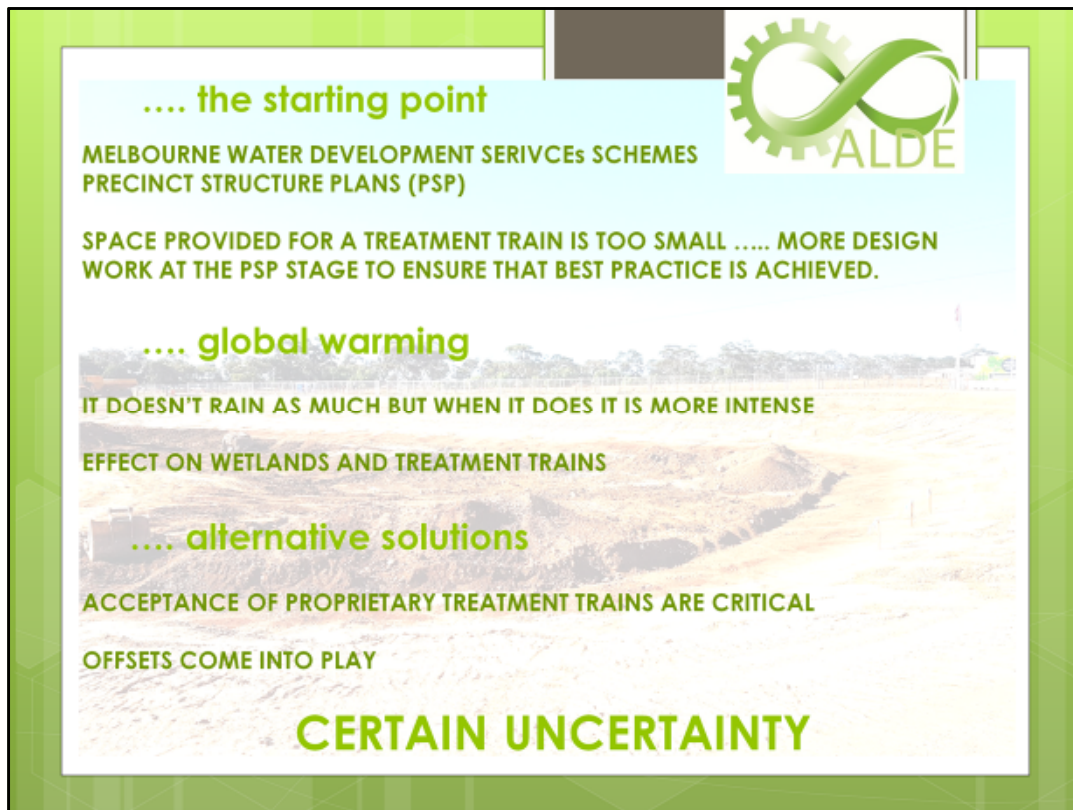
While I may be over simplifying the potential outcomes of the above reviews, I suggest that it is about how we;

- Collect; straight forward, gross pollutant removal, maintenance is an issue
- Reuse; easier with an owners corporation development, more complex on a large estate. This item is huge
- Treat; owners co-oration is complex, large estate easier
- Retard; straight forward
- Discharge or outfall the storm water; can be complex if to an existing water course

Our members don't make the rules. They utilise the rules and information provided to them to provide land development solutions.

Some would argue that our industry is over regulated, but as we are potentially impacting on the wider community, then some direction and guidance is necessary.

Certain uncertainty



Some issues the starting point

Melbourne Water Development Services Schemes identify the broad brush requirements of a particular storm water drainage catchment ... the Precinct Structure Plan (PSP) uses this information, with some added science to define an area for a particular treatment train or element of the treatment train but often we find that the space provided is insufficient or excessive.

While we do not support a greater land take, we are of the opinion that more design work does need be completed at the PSP stage to more accurately size the various elements of the treatment train, especially in relation to the location and terrain.

The impact of a smaller than required treatment train is a less than best practice solution, which one hopes that will be able to be made up somewhere down stream and a much more complex and long winded approval and acceptance process with both Council and Melbourne Water.

This impacts broad hectare projects and probably to a greater extend urban renewal projects. This is where offsets come into play.

..... global warming

We acknowledge that the weather and weather patterns are changing but what does this mean for our stormwater treatment trains? High flow bypass is critical. Out let control is critical. Plant selection is critical.

Do we need to change our approach??

..... alternative solutions

The authorities must accept alternative treatment solutions, provided that the supplier can provide appropriate test results or with appropriate partners build and live test. These proprietary treatment trains are especially critical for urban renewal sometimes owners corporation type developments and I suggest do have a place in green field land development as well.



I did say that I thought the answers to the questions are quite simple, except for the last one...

What standard of stormwater treatment is most appropriate?

For the benefit of the world we do have a responsibility to do all that we can to protect our oceans, sea, lakes, rivers and streams.

The highest standard possible recognising the cost implications of land take, construction cost and maintenance cost as well as effectiveness of the treatment train, global warming, new technologies.

However there are a few questions;

Where is centralised treatment most effective, leads to offsets

Where is decentralised treatment most effective, Body corporates and councils take the brunt of maintenance costs.



Where and when (how widely) should such a standard apply?

The same standard should apply across the whole of community, the land development industry and all industries, farming, mining, manufacturing everything.



The more difficult last question.....

How should such a standard be applied – what are the roles and responsibilities?
In my view stormwater should not be considered in isolation from the whole water cycle. The water retail companies are telling us that the water supply for Melbourne is secure for another 10 to 15 years. What happens then? We go on to tough water restrictions and then

Any new stormwater treatment standard must be considered as a part of integrated water management.

This is because if stormwater is to be harvested for reuse, this will require treatment in some form depending upon the intended end use, ie toilet flush and land scape watering require a lessor standard than potable water for human consumption.

Why should industry treat storm water to a high standard if it is not discharging to receiving waters.

I do think however that integrated water management is at this time lacking direction and leadership.

The retail water companies are doing their own thing, some Councils and others are doing their thing and I fear that there is no overall authority.

I have raised the issue with Melbourne Water, but IWM does not fit in their current role and responsibilities.

Focusing on the stormwater component of IWM;
Going forward more clarity of what a development is trying to achieve with best practice;
Protect the receiving waterway, on site treatment a must and or
Protect the bay, offsets maybe more effective



There are a few things that I would like you to take away from my presentation today

Certain uncertainty

We need clear and legible standards, rules and regulation that provide a base case so that we, the engineers and technicians can work within and develop alternatives and innovative solutions

Change is good if it results in better outcomes, but the changes must be phased in over appropriate time frame

Integrated water management needs a champion

Thank you.