

22.12 STORMWATER MANAGEMENT

31/10/2019
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This policy applies to developments that require a planning permit in accordance with the thresholds in Table 1 of this Policy.

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Policy Basis

The City of Kingston recognises that stormwater runoff from our streets, roofs, and other impervious areas have a negative impact on downstream receiving waters including Mordialloc Creek, Patterson River and Port Phillip Bay.

Increased development can increase the amount of hard and impervious surfaces such as buildings, roads and car parks and change the volume, velocity and quality of stormwater drainage into natural waterways. The majority of the rain that falls in urban areas is converted into stormwater. Traditional stormwater management practices direct stormwater into urban waterways affecting the health and amenity of our waterways. Large volumes of stormwater can cause flooding that damages both natural and built environments.

Integrating Water Sensitive Urban Design (WSUD) to capture, treat and reuse stormwater onsite can significantly improve the quality and quantity of water entering our waterways. Stormwater treatments can take various forms including wetlands, bio-retention systems, storage tanks, and the use of different paving.

This policy provides a framework for early consideration of stormwater management and WSUD at the initial building design stage in order to achieve improved stormwater quality. It implements the best practice performance objective outlined in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 to achieve the objectives of the State Environment Protection Policy (Water of Victoria).

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Objectives

- To improve the water quality of stormwater run-off.
- To reduce the impact of stormwater run-off.
- To incorporate the use of WSUD in development including stormwater reuse.
- To ensure that developments designed to meet the best practice performance objectives for suspended solids, total phosphorus and total nitrogen, as set out in the Urban Stormwater – Best Practice Environmental Management Guidelines, (Victoria Stormwater Committee 1999) as amended.

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Policy

It is policy that prior to the commencement of development a drainage declaration completed to the satisfaction of the Responsible Authority explaining how the requirements and objectives of this policy will be met be provided for:

- Residential and/or mixed use developments of 1 to 2 dwellings.
- Residential developments and/or mixed use developments with a new building gross floor area less than 500 m².
- Non-residential developments with a new gross floor area less than 500 m².

It is policy that applications for the types of developments listed in Table 1 be accompanied, as appropriate, by information which demonstrates how relevant policy objectives will be achieved.

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Application requirements

An application must be accompanied, as appropriate, by the information as specified in Table 1.

Table 1: Stormwater Management Information Required

TYPE OF DEVELOPMENT	REQUIREMENTS
Medium Scale	
<ul style="list-style-type: none"> ▪ Residential and/or mixed use developments of 3 to 9 dwellings. ▪ Non-residential developments with a new building gross floor area between 500m² and 1000m². ▪ Subdivision of vacant land between 1,000m² and 4,999m². 	<ul style="list-style-type: none"> ▪ A satisfactorily completed Drainage Declaration in a form approved by the Responsible Authority explaining how the requirements and objectives of this policy will be met. ▪ A STORM program output demonstrating how the proposal achieves a 100% rating.
Large Scale	
<ul style="list-style-type: none"> ▪ Residential and/or mixed use developments of 10 or more dwellings. ▪ Non-residential developments with a new building gross floor area greater than 1,000 m². ▪ Subdivision of vacant land greater than 4,999m². ▪ Subdivision of land involving public road networks or public open space as determined by Council. 	<ul style="list-style-type: none"> ▪ A satisfactorily completed Drainage Declaration in a form approved by the Responsible Authority explaining how the requirements and objectives of this policy will be met. ▪ An Integrated Water Management Plan (IWMP) including a Water Sensitive Urban Design Response. ▪ A MUSIC program output demonstrating how WSUD requirements have been achieved.

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In determining an application, the Responsible Authority will consider, as appropriate:

- The extent to which the development meets the objectives and requirements of this policy.
- The requirements of the Kingston Civil Design Requirements for Developers Part A: Integrated Stormwater Management, May 2016.
- Whether the development meets the quality performance objectives set out in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victoria Stormwater Committee 1999) as amended.
- The extent to which the design incorporates WSUD.
- Whether the proposal is designed and incorporates works to maintain, or improve the quality of stormwater within or exiting the site.
- Whether appropriate tools and assessment methods have been used and the development meets their targets.
- Whether the proposal will significantly add to the stormwater discharge or adversely affect the water quality entering the drainage system.

- Whether the design provides opportunities for water conservation and reuse.
- Whether stormwater protection measures, such as silt traps, will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities.

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Background documents

Kingston Integrated Water Cycle Strategy Plan, February 2012.

Kingston Civil Design Requirements for Developers Part A: Integrated Stormwater Management, May 2016.

Urban Stormwater – Best Practice Environmental Management Guidelines (Victoria Stormwater Committee) CSIRO Publishing, 1999, as amended.

STORM, Melbourne Water, www.storm.melbournewater.com.au

Music, www.ewater.com.au/music

Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

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Expiry

This policy will expire if it is superseded by an equivalent provision in the Victoria Planning Provisions or any relevant regulation as determined by the Minister for Planning.