



Brighton Council

POLICY NAME: Interim Water Sensitive Urban Design Contributions **POLICY NO:** 6.1

ADOPTED BY COUNCIL: 15/10/19

POLICY:

1. EXECUTIVE SUMMARY

- 1.1. This policy defines when and if a contribution satisfies section E7.7.1 A2/P2 of the *Brighton Interim Planning Scheme 2015*. This section of E7.0 the Stormwater Management Code requires that new developments must incorporate water sensitive urban design principles for the treatment and disposal of stormwater.
- 1.2. The policy allows for developers to contribute financially to Council in lieu of meeting the code requirement on site.
- 1.3. It applies to subdivisions and developments in residential zones.
- 1.4. It is a voluntary option for developments that must be agreed upon by Council. Complying with section E7.7.1 A2 or P2 will always be the alternate option.
- 1.5. It will result in more effective distribution of water sensitive urban design infrastructure and more effective long-term outcomes.
- 1.6. This is an interim policy only.

2. INTRODUCTION

- 2.1. This Interim Water Sensitive Urban Design (WSUD) Policy has been created to assist developers and Councils manage WSUD development. WSUD is required under the Interim Planning Schemes section E7.7.1 A2/P2 to be incorporated in new developments.

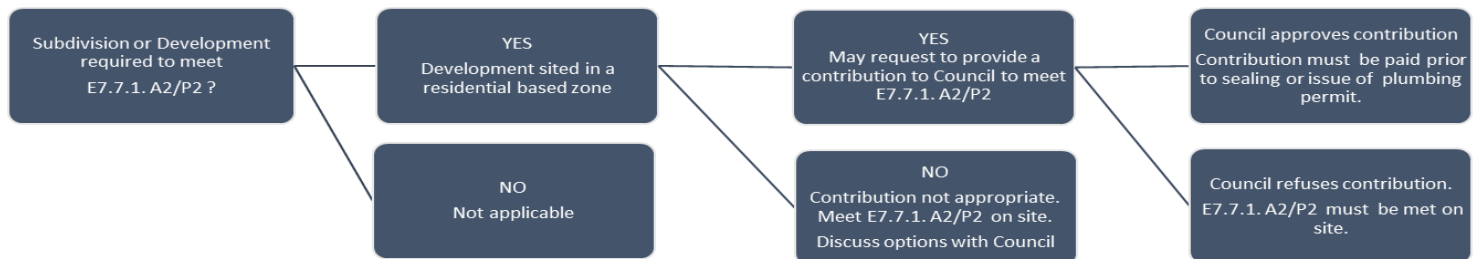
A2	P2
<p>A stormwater system for a new development must incorporate water sensitive urban design principles³¹ for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none">(a) the size of new impervious area is more than 600 m²;(b) new car parking is provided for more than 6 cars;(c) a subdivision is for more than 5 lots.	<p>A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p>

Figure 1 Brighton Interim Planning Scheme 2015 » Part E Codes » E7.0 Stormwater Management Code » E7.7 Development Standards » E7.7.1 Stormwater Drainage and Disposal

- 2.2. Appropriate stormwater management including WSUD is a valuable addition to urban areas. It assists with managing the quality of stormwater to protect receiving environments and minimise the impacts of inappropriate flow regimes and pollution. WSUD encompasses many different treatment options and can be applied at the lot level or throughout catchments.
- 2.3. Effective WSUD in urban areas benefits the whole community by improving water quality entering receiving environments and minimising the harm to waterways, estuaries and ocean environments. Different types of WSUD can be installed at lot level or catchment level. The most effective type of WSUD meets the WSUD guidelines and is managed and maintained appropriately to provide reliable benefits for the future.
- 2.4. Measured WSUD principles are for a 45% reduction in total nitrogen and total phosphorous and 80% reduction in total suspended solids
- 2.5. In some cases, it may be more appropriate for WSUD installations to occur in areas outside of a development. In these instances, installing WSUD may still be feasible within the development footprint however a better outcome for the ongoing effectiveness of the treatment system may be that a contribution is paid towards WSUD in a location outside of the development footprint. In these cases, it may be appropriate for a contribution to WSUD be paid to Council.

3. QUALIFICATION

- 3.1. The process outlined below will be used to determine if a contribution in lieu of providing on site WSUD is appropriate. A water quality contribution will be voluntary and meeting the planning scheme requirements on site will be the alternate option.
- 3.2. Any development in any residential zone that is required to meet E7.7.1 A2/P2 may request that a contribution be considered. The development will be required to meet the planning scheme requirements however it may be negotiated with Council to provide a contribution to Council to go towards adopting WSUD principles throughout the urban area.
- 3.3. This policy does not apply to E7.7.1 A3/P3 or A4/P4. Detention required to meet A3/P3 or A4/P4 does not qualify to request a contribution be made instead of installing on site detention. If on site detention is not feasible on a site other options may be discussed with Council.
- 3.4. If Council deems that the WSUD requirement can be effectively met on site Council may refuse a request for contribution and require a developer to meet the planning scheme requirements on site. This will be at Councils discretion. Contributions must be approved by Councils engineering department.
- 3.5. A request may be made to make a partial contribution if it can be proven that the development will partially meet the WSUD principles of 45% reduction in total nitrogen and total phosphorous and 80% reduction in total suspended solids. The contribution will be based on the percentage reduction demonstrated that will be achieved by WSUD treatment options proposed to be installed.



4. POLICY REQUIREMENTS

- 4.1. Developers may request that a contribution be made in lieu of installing WSUD at any stage of the subdivision or development approval process. It is recommended that it is considered by the developer prior to progressing plans as incorporating appropriate WSUD into the site will impact site design.
- 4.2. Council may approve or deny the request. If the request is considered inappropriate for the location the developer will be required to design and install appropriate WSUD to meet the planning scheme requirements.
- 4.3. If approved the development will be considered to have met the requirements of E7.7.1.A2/P2. A contribution will be per additional lot for a subdivision or per dwelling for a development.
- 4.4. Subdivision Application contributions will be required to be paid prior to sealing the plan of survey.
- 4.5. Development Application contributions will be paid prior to issue of a plumbing permit.
- 4.6. Council will keep a record of contributions. This will ensure that Councils funding of WSUD will exceed contributions made under this policy.
- 4.7. This policy is an interim policy only and will be reviewed at the commencement of a new planning scheme.

5. CONTRIBUTION AMOUNT

- 5.1. Subdivisions are required to pay \$2000 per additional lot.
- 5.2. Developments are required to pay \$2000 per dwelling