

Fact Sheet
Moonee Valley Planning Scheme Amendment C108
Proposal to introduce a new Local Planning Policy – Stormwater
Management (Water Sensitive Urban Design)

Why is Stormwater Management (water sensitive urban design) important?

Waterways are an important environmental asset and measures that protect, or improve, water quality will be of significant benefit environmentally, socially and economically.

Increased development can result in greater hard surface area and changes to the volume, velocity and quality of stormwater drainage into natural waterways.

Incorporating stormwater treatment measures into the design of development, including wetlands, bioretention systems and porous pavements to filter pollutants, will help to protect and improve the condition of the natural waterways.

Water sensitive urban design (WSUD) is the design of buildings, subdivisions and works to minimize the impact of stormwater runoff of urban development on the surrounding environment. WSUD provides the means for treating stormwater run-off in a variety of ways so that the flow is reduced, and the quality of run-off is improved.

What does Amendment C108 do?

The amendment proposes the introduction of a new Local Planning Policy, Stormwater Management (Water Sensitive Urban Design) at Clause 22.03 of the Moonee Valley Planning Scheme.

The Stormwater Management policy establishes requirements for new development that promotes the use of best practice performance objectives for WSUD in the consideration of planning applications.

Will the proposed policy apply to me?

The proposed policy will apply to all land in the municipality, where a planning permit application is made for:

- New buildings
- Extensions to existing buildings which are 50 square metres in floor area or greater
- A subdivision in a business zone

It will not apply to an application for a subdivision of an existing building.

What are the policy requirements?

The proposed policy requires planning applications to be accompanied by a Water Sensitive Urban Design Response including, as appropriate:

- A site layout plan showing the location of proposed stormwater treatment measures. You will be able to show this information on your development site plan.
- A report outlining compliance with the best practice performance objective set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, Victoria Stormwater Committee 1999, such as a report from an industry accepted performance measurement tool such as STORM.
- Design details, such as cross sections, to assess the technical effectiveness of the proposed stormwater treatment measures if you intend to incorporate design elements that go beyond a simple rain tank.
- A paragraph on how the site will be managed through construction and which details how the WSUD elements will be maintained.

Please note that, depending on the complexity of the proposed WSUD elements, the above requirements may not need to be addressed in their entirety in all instances.

More Information

A full copy of the amendment (including an explanatory report) will be available for viewing at Moonee Valley City Council Civic Centre, 9 Kellaway Avenue Moonee Ponds. The amendment will also be available on the Department of Planning & Community Development website at www.dpcd.vic.gov.au/planning/publicinspection

For further information about the amendment, please visit the Moonee Valley City Council website at www.mvcc.vic.gov.au or phone 9243 8888.

What happens next?

Anyone may lodge a submission in relation to the amendment. Council will formally consider all submissions.

If Council cannot accommodate changes requested for the amendment, then submissions can be referred to an independent panel for review. Submitters will have a chance to speak at the Panel Hearing.

The Panel's recommendations will then be considered by Council and the Minister for Planning.

How to make a submission

To make a submission on the amendment please write to:

Strategic Planning Department
Moonee Valley City Council
PO Box 126
Moonee Ponds VIC 3039

Or email:

council@mvcc.vic.gov.au

The closing date for submissions is Monday 10 December 2012.