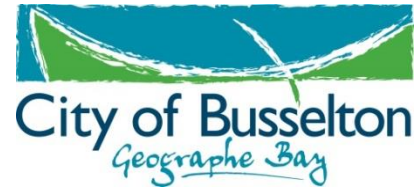


Local Planning Policy No. 6.1

STORMWATER MANAGEMENT



1. HEAD OF POWER AND SCOPE

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to development across the whole of the City.

2. PURPOSE

The purpose of this Policy is to outline the minimum requirements for Stormwater Management to help ensure:

- 2.1 Safe and effective management of the quantity and quality of stormwater runoff; and
- 2.2 The protection of development on a property, and adjoining properties, from flooding; and
- 2.3 Stormwater runoff does not adversely impact the quality of the receiving waters, including groundwater, waterways, wetlands, Lower Vasse River and the Geographie Bay.

3. INTERPRETATION

Terms should be interpreted in the same way as they would be interpreted if they were contained or within the Scheme, other than those terms defined below:

“Average Recurrence Interval (ARI)” means the average or expected value of the periods between exceedances of a given rainfall total, accumulated over a given duration (for the purpose of this policy should be taken as one hour duration unless otherwise specified).

“1 Year ARI” means the one year average recurrence interval, of a one hour duration, which for Busselton and Dunsborough areas equates to 16.5mm of rainfall. The volume of stormwater runoff from Impervious Surfaces equates to 1m³ per 60m², although 1m³ per 65m² is required in these provisions.

“5 Year ARI” means the five year average recurrence interval, of a one hour duration, which for Busselton and Dunsborough areas equates to 25mm of rainfall. The volume of stormwater runoff from Impervious Surfaces equates to 1m³ per 40m².

“Drainage Property Connection” means a device to discharge stormwater from a private lot directly into an integrated street conveyance and treatment system and normally includes a maintainable silt trap prior to street system entry.

Note 1 : To confirm if a lot has a Drainage Property Connection please contact the City.

“Impervious Surfaces” means built surfaces that prevent absorption of water into the ground, such as roads, parking areas, paved areas and rooftops.

“R-codes” means *State Planning Policy 7.3: Residential Design Codes Volume 1* (as amended).

“Stormwater Management” is the control of surface water runoff from Impervious Surfaces which prevent the absorption of water into the ground.

4. POLICY STATEMENT

4.1 SYSTEMS REQUIREMENTS

4.1.1 Stormwater shall be managed on-site by one or a combination of the following means:

- a) Above ground storage and infiltration systems (e.g. water tanks, rainwater gardens, detention basins); *and/or*
- b) Below ground storage and infiltration systems (e.g. soakwells, sumps or infiltration cells).

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Note 2 : Development within a 'Wetland Special Control Area' are encouraged to use 'above ground storage and infiltration systems' only due to the high ground water table.

4.1.2 Notwithstanding 4.1.1 above, on lots greater than 4,000m² stormwater is not required to be contained within a storage and/or infiltration system, however, the applicant is required to demonstrate, to the satisfaction of the City, that stormwater can be suitably managed and contained within the Lot such that it does not cause erosion to the building/s or adjoining properties. This can be achieved through the provision of sufficient setbacks and pervious landscaped areas.

4.1.3 Where a Lot has a Drainage Property Connection overflow from the below ground storage and infiltration system, as required under Part 4.1.1 of this Policy, is required to be connected to the Drainage Property Connection via a silt trap.

Note 3 : A Drainage Property Connection is generally provided within areas with poor soil permeability, high clay content or high winter groundwater table. Please contact the City of Busselton to determine if a lot has a Drainage Property Connection.

4.2 VOLUMETRIC REQUIREMENTS

4.2.1 This Policy sets different volumetric requirement to manage Stormwater based on 1 Year ARI or 5 Year ARI rainfall events. Development should satisfy the applicable volumetric requirements specified in Table 1 below.

4.2.2 Where the R-codes are applicable, the Stormwater Management volumetric requirement prescribed in Tables 1 and 2 below sets the minimum standard for Stormwater Management to meet the deemed-to-comply criteria of clause 5.3.9 Stormwater Management of the R-codes.

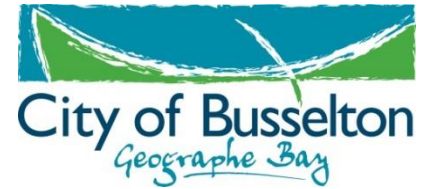
4.2.3 Where an approved District, Local or Urban Water Management Plan/Strategy provides for the management of stormwater (1 Year ARI and 5 Year ARI) within a lot, the standards set out in those provisions prevail over this Policy to the extent of any inconsistency.

TABLE 1 : VOLUMETRIC REQUIREMENTS FOR STORMWATER MANAGEMENT

SINGLE HOUSE (INCLUDING ASSOCIATED OUTBUILDINGS) ON A LOT LESS THAN 4,000M²	
All lots other than canal lots within Port Geographe with an overflow pipe within canal wall.	Stormwater runoff is retained for use and/or infiltration within the lot at a rate of 1m³ of storage per 65m² of Impervious Surfaces to accommodate 1 Year ARI.
Canal lots within Port Geographe with an overflow pipe within canal wall. <i>Note 4 : Developers must confirm on site the location/existence of the overflow pipe.</i>	No on-site Stormwater Management is required and can be discharged in to the canal via the overflow pipe which is required to be connected to a silt-trap.

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ALL OTHER DEVELOPMENT ON A LOT LESS THAN 4,000M ²	
All lots	Stormwater runoff is retained for use and/or infiltration within the lot at a rate of 1m³ of storage per 40m² of Impervious Surfaces to accommodate 5 Year ARI. Where an approved urban water management plan is in place stormwater management is to be in accordance with that plan.

5. RELATED DOCUMENTATION/ LEGISLATION

- 5.1 *City of Busselton Engineering Technical Specifications (Section 6 – Property Development Technical Requirements and Guidelines)*
- 5.2 *AS/NZS 3500.3:2003 Plumbing and Drainage: Part 3 - Stormwater Drainage*

6. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	DATE			
Council Adoption	DATE	27/01/2021	Resolution #	C2101/004
Previous Adoption	DATE	8/10/2014	Resolution #	C1410/243

* Policy number changed from LPP 8C to LPP 6.1 on the 11th May 2020. The change is administrative only, no resolution by Council required.