



**Town Planning Scheme No. 3**

**Draft Local Planning Policy**

# **Water Sensitive Urban Design**

**June 2007**

## **1 Application**

- 1.1 This Local Planning Policy covers the municipal district of the City of Mandurah under the provisions of the City of Mandurah Town Planning Scheme No 3.
- 1.2 This Local Planning Policy is consistent with the City of Mandurah's Council Policy on Water Sensitive Urban Design.
- 1.3 This Local Planning Policy is applicable to the preparation of:
  - Local Structure Plans;
  - Precinct Plans;
  - Outline Development Plans;
  - Local Planning Policies;
  - Subdivision Applications; and
  - Development Applications.
- 1.4 An Outline Development Plan, Subdivision Application or Development Application, which does not comply to this Local Planning Policy, is considered to be an 'incomplete application'.
- 1.5 A Local Structure Plan, Precinct Plan, or Local Planning Policy is to provide information relating to this Local Planning Policy for consideration by the City of Mandurah.

## **2 Objectives**

- 2.1 To improve the achievement of 'total water cycle management' outcomes via the planning and development approvals process, consistent with the *State Planning Policy 2.9 – Water Resources* (2006);
- 2.2 To achieve better integration of land-use and water planning resulting in improved water management outcomes for the Peel-Harvey Catchment; and
- 2.3 To ensure that land-use planning decisions are compatible with achieving the objectives and maintenance of the:
  - (a) Environmental Quality Criteria in the *Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992*, Environmental Protection Authority;
  - (b) Ministerial Conditions imposed in Bulletin 994 of the *Peel Region Scheme*, Western Australia Planning Commission 2003 and;
  - (c) *Water Quality Improvement Plan for the Peel Harvey Region*, Environmental Protection Authority 2007.

## **3 Policy Provisions**

- 3.1 The *Peel-Harvey Coastal Catchment Water Sensitive Urban Design Technical Guidelines* is the technical document which supports and forms part of this Local Planning Policy. This document should be referred to at all stages of the planning process.

- 3.2 Water Sensitive Urban Design principles should be applied when undertaking strategic and statutory planning within the City of Mandurah. These principles, in order of priority, are as follows:
- 3.2.1 Provide protection to life and property from flooding that would occur in a 100 year Average Recurrence Interval (ARI) flood event;
  - 3.2.2 Manage rainfall events to minimise runoff as high in the catchment as possible. Infiltration should be encouraged through landscaping, reduction in kerbs and storage mechanisms. Drainage systems should minimise runoff and maximise on-site infiltration;
  - 3.2.3 Retain and restore elements of the natural drainage system, including waterway, wetland and groundwater features, regimes and processes, and integrate these elements into the urban landscape. These features should effectively manage mosquito populations and will need to be approved by the City's Environmental Health Department;
  - 3.2.4 Maximise water use efficiency, reduce potable water demand, and maximise the re-use of stormwater and rainwater harvested;
  - 3.2.5 The construction of drainage sumps is discouraged and any future development adjacent to existing drainage sumps should use the opportunity to retrofit the area into a multi-use water sensitive urban design site;
  - 3.2.6 New drainage systems should be designed to prevent direct discharge into a water body. New drainage systems should use multiple management measures to ensure stormwater flow is reduced and treated before it is discharged; and
  - 3.2.7 Minimise pollutant inputs through implementation of appropriate non-structural source controls and structural controls.
- 3.3 The *Peel-Harvey Coastal Catchment Water Sensitive Urban Design Technical Guidelines* is the technical document which supports and forms part of this Local Planning Policy. This document should be referred to at all stages of the planning process.

#### **4. Water Sensitive Urban Design Strategies**

- 4.1 Strategic Plans and proposals should comply with environmental quality criteria. This criteria is listed in Appendix 1 of the Model Peel-Harvey WSUD Local Planning Policy.
- 4.2 Stormwater Management Systems should comply with the principles, objectives and guidelines in the Stormwater Management Manual for Western Australia (DoW 2007).
- 4.3 Plans and proposals should incorporate appropriate structural and non-structural practices and adopt a treatment train approach.
- 4.4 The Preparation of an Urban Water Management Plan will be needed for all Strategic Plans and proposals.

- 4.5 Soil Amendment may be required in some areas where the maximum annual groundwater is less than 1.2 metres below the surface.
- 4.6 Total Phosphorus and Total Nitrogen Import and Export should meet EPA Criteria.
- 4.7 Proposals should aim to maintain a minimum of 20% deep rooted perennials in the applicable area.

## **5. Implementation**

- 5.1 Implementation of this Local Planning Policy should be consistent with the *Peel-Harvey Coastal Catchment Water Sensitive Urban Design Technical Guidelines*, and in particular Section 8 of the “Water Sensitive Urban Design Model Local Planning Policy” which identifies actions necessary at each planning stage.  
The Framework for implementing this policy is provided in Appendix 1.

## **6. Application Requirements**

- 6.1 Every application for planning approval within the City of Mandurah shall include details on how such an application addresses the objectives and provisions of this Local Planning Policy, as per clause 7.5 of the City of Mandurah Town Planning Scheme No 3.
- 6.2 Subject to sub-clause 7.2.2 (c) of the City of Mandurah Town Planning Scheme No 3, information relevant to this Local Planning Policy will be required to enable an application to be determined.

## **7. Assessment Criteria**

- 7.1 In assessing any application within the municipal district, the City of Mandurah shall have regard to the objectives and provisions of this Local Planning Policy.
- 7.2 Approvals
  - The Chief Executive Officer (Manager, Planning and Projects) is delegated the authority to approve applications which comply with this policy or refuse any applications which do not comply with this policy.

## **8. References**

- 8.1 **Applicants are to have regard to the following reference documents in order to address the requirements of this Local Planning Policy:**
  - Department of Environment, 2004, *Stormwater Manual for Western Australia*, Perth.
  - Department of Water, 2007, *Stormwater Management Manual for Western Australia*, Perth;
  - Environmental Protection Authority, 1992. *Environmental Protection (Peel Inlet – Harvey Estuary) Policy 1992*, Perth;
  - Environmental Protection Authority, 2007. *Water Quality Improvement Plan for the Peel Harvey Region*, Perth.

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- Peel Development Commission, 2006. *Peel-Harvey Coastal Catchment Water Sensitive Urban Design Technical Guidelines*, Mandurah;
- West Australian Planning Commission, 1992. *State Planning Policy 2.1: Peel-Harvey Coastal Plain Catchment Policy* (February 1992), Perth;
- West Australian Planning Commission, 2003. *Peel Region Scheme*, Perth.
- West Australian Planning Commission, 2006, *State Planning Policy 2.9: Water Resources* (December 2006), Perth.



## 9. Appendix 1: Framework for implementing City of Mandurah Water Sensitive Urban Design Local Planning Policy.

