

## Local Planning Policy No. 3 - Water Sensitive Urban Design

### Purpose

To ensure that proponents undertaking subdivision and development proposals effectively manage stormwater in accordance with Water Sensitive Urban Design principles.

### Objective

To ensure Water Sensitive Urban Design principles are implemented in subdivisions and development, and ensure stormwater is adequately managed through integrated land and water planning.

### Policy Provisions

1. Where necessary and at the discretion of the Shire of Irwin, Urban Water Management Plans may be required as a condition of planning approval, and may also be required for assessing Local Area Plans and rezoning proposals.
2. Local Water Management Plans are required for Local Structure Plans, and may be required for rezoning proposals, at the discretion of the Shire of Irwin.
3. All subdivisions and development must minimise peak stormwater flows, and wherever possible ensure the 1 in 1 year, 1 hour average recurrence interval (ARI) storm event is detained and treated on site.
4. All subdivisions and development must minimise the exporting of nutrients and other pollutants from subdivision and development on downstream waterways, and shall comply with the best practice performance objectives for suspended solids, total phosphorus and total nitrogen by meeting the following standards:
  - Suspended Solids - 80% retention of typical urban annual load
  - Total Nitrogen - 45% retention of typical urban annual load
  - Total Phosphorus - 60% retention of typical urban annual load
  - Litter - 70% reduction of typical urban annual load
5. All subdivisions and development must ensure that post development stormwater infiltration and run-off rates have no more of an off-site impact than pre-development run-off rates.
6. Where possible and at the discretion of the Shire of Irwin, all subdivisions and development must use the following measures to improve the quality and reduce the flow of water discharged to waterways:
  - vegetated swales, buffer strips and rain gardens;



sites

## Local Planning Policy No. 3 - Water Sensitive Urban Design

- collection and reuse of rainwater and stormwater on site;
- multiple uses of water within a single manufacturing site;
- direction of flow from impervious ground surfaces to landscaped areas;
- installation of water recycling systems;
- the use of litter traps for development with the potential to generate significant amounts of litter; and
- appropriately designed waste enclosures and storage bins.

### Policy Guidance

1. Prior to submission of Urban/Local Water Management Plans Developers are encouraged to seek advice from the Shire of Irwin's Planning Services and the State Government's Department of Water.
2. Where stormwater cannot be retained on site in major rainfall events, an application may be made for connection to the Shire of Irwin's stormwater disposal system, where there is sufficient capacity. Alternatively, at the Shire's discretion a development contribution from the developer for the upgrading or construction of a stormwater disposal system may be considered. In some circumstances the developer may need to negotiate access rights across another landowner's property to connect to the local government's storm water system.

This Policy is in accordance with or consistent with:

- State Planning Policy 2.9: Water Resources (2006)
- WA Stormwater Management Manual (2004)
- WAPC Better Urban Water Management (2008) framework,
- State Water Plan (2007)
- State Water Strategy (2003)
- State Planning Strategy (1997),
- Liveable Neighbourhoods (2007)



Further guidance for developers can be found here:

- Stormwater Management Manual for Western Australia:  
<http://www.water.wa.gov.au/Managing+water/Urban+water/Stormwater/Stormwater+management+manual/default.aspx>.
- Urban water management guidance:  
<http://www.water.wa.gov.au/Managing+water/Urban+water/Urban+water+management/default.aspx>.
- <http://www.newwaterways.org.au/Resources/Policy-and-guidelines>.

The above local planning policy will be incorporated into the Shire of Irwin's Local Planning Scheme No.5, available on the Shire's website [www.irwin.wa.gov.au](http://www.irwin.wa.gov.au).